IN RE: PETITION FOR ADMIN. SPECIAL HEARING	*	BEFORE THE
SE side Sollers Point Road, 55 feet NE c/l Walnut Avenue	*	DEPUTY ZONING COMMISSIONER
12th Election District	*	BALTIMORE COUNTY
7th Councilmanic District		
(123 Sollers Point Road)	*	
Alice P. Bellamy *Petitioner*	*	CASE NO. 07-420-A

* * * * * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for an Administrative Special Hearing filed by the legal owner of the subject property, Alice P. Bellamy. The request is for property located at 123 Sollers Point Road. Pursuant to Sections 32-4-107(b), 32-4-223.(8) and 32-4-416(a)(2) of the Baltimore County Code for a waiver to replace an historic, non-conforming structure (dwelling).

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 29, 2007. The property in question is located in the Turner Station African American Survey District, which is included on the Baltimore County Register (MIHP) #BA-3056. The demolition request was presented to the Baltimore County Landmarks Preservation Commission (LPC) on January 11, 2007. The LPC unanimously voted to approve the demolition request. A ZAC comment was received from the Department of Environmental Protection and Resource Management dated April 23, 2007 which contains restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

RECEIVED FOR FILING
5-22-07

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 06-6310) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter because the house has been vacant for 20 years and must be razed or rehabilitated.

Findings of Fact and Conclusions of Law

The subject property contains .12 +/- acres or 5,000 square feet. The structure proposed for demolition is a 1 story frame dwelling. Preservation Services staff of the Office of Planning supports the demolition request. The proposed new home will be built on the same footprint as the existing home. An existing one car garage will remain and will receive new shingles and paint.

Section 32-4-107(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 32-4-221 of the Code can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In that regard I find that this request can be processed administratively and does not require a public hearing.

The Petitioner having filed a Petition for Administrative Special Hearing and the subject property having been posted on March 31, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner having filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the request would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy

Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested waiver should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of May, 2007 for a waiver to replace an historic, non-conforming structure (dwelling) be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
3. This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

PLEASE RECEIVED FOR FILING
Date 5-22-07
By

CBCA FLOOD HISTORIC

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 123 Sollers Point Rd 21222
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 32-4-107, BCC of Sections 32-4-223.(8) and Section 32-4-416(a)(2) to replace an historic, non-conforming structure (dwelling)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Alice P. Bellamy
Name - Type or Print

Alice P. Bellamy
Signature

Name - Type or Print

Signature

200 N. Avondale Rd. — C/H: 410-440-5899, W/K: 410-545-7702
Address — Telephone No.

Baltimore Md. 21222
City — State — Zip Code

Representative to be Contacted:

RPC Contracting ATTN: Rick Cosgrove
Name

5205 Hawk Channel Dr. 410-562-6753
Address — Telephone No.

West River Md. 20778
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 07-420-SPH

Reviewed By KDP **Date** 3/19/07

Estimated Posting Date 4/01/07

REV 6/17/05

PLEASE RECEIVED FOR FILING
Date 5/22/07
By PB

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 200 N. Avondale Rd.
Address

Baltimore Md. 21222
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alice P. Bellamy
Signature

Signature

Alice P. Bellamy
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alice Bellamy

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/14/07
Date

Notary Public

My Commission Expires 4/28/10

REV 6/17/05

CHERYL D. PEOPLES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 28, 2010

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 200 N. Avondale Rd.
Address

Baltimore Md. 21222
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alice P. Bellamy
Signature

Signature

Alice P. Bellamy
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alice Bellamy

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/14/07
Date

Notary Public

My Commission Expires 4/28/10

CHERYL D. PEOPLES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 28, 2010

REV 6/17/05

CBCA FLOOD HISTORIC

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 123 Sollers Point Rd. 21222
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 32-4-107, BCC of Sections 32-4-223.(8) and Section 32-4-416(a)(2) to replace an historic, non-conforming structure (dwelling)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Alice P. Bellamy
Name - Type or Print

Alice P. Bellamy
Signature

Name - Type or Print

Signature

200 N. Avondale Rd. CH: 410-440-5899 WK: 410-545-7762
Address — Telephone No.

Baltimore Md. 21222
City — State — Zip Code

Representative to be Contacted:

RPC Contracting ATTN: Rick Cosgrove
Name

5205 Hawk Channel Dr. 410-562-6753
Address — Telephone No.

West River Md. 20778
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 07-420-SPH

Reviewed By RJD **Date** 3/19/07

Estimated Posting Date 4/01/07

REV 6/17/05

PLANS RECEIVED FOR FILING
5-22-07

Zoning Description for:

123 Sollers Point Rd, Baltimore, Md. 21222

Beginning at a point on the southeastern most side of Sollers Point Rd. which is 40' wide at the distance of 55' northeasterly of the centerline of the nearest improved intersecting street Walnut Ave which is 30' wide. Being lot # 5 and #6, in the subdivision of Turner (Turner Station) as recorded in the Baltimore County Plat book WPC #4, Folio #158, containing 5000 square feet. Also know as 123 Sollers Point Rd. and located in the 12th Election District, 7th Councilmanic District.

Item # 420

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24988

DATE 3/19/07 ACCOUNT R 001-025 615

AMOUNT $ 65.00

RECEIVED FROM:

FOR: adm. special hearing
case # 07-420-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL DATE	TIME	DRW
3/20/2007	3/19/2007	15:34:12	4

REG WORK WALKIN, KNOCK KNOCK
RECEIPT # 557364 3/19/2007 0730
Dept: 5 ZONING VERIFICATION
CF NO. 024988
Recpt Tot $65.00
$65.00 CH $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-420-SPH

Petitioner/Developer: ALICE BELLAMY

Date Of Hearing/Closing: 4/16/07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 123 SOLERS POINT RD

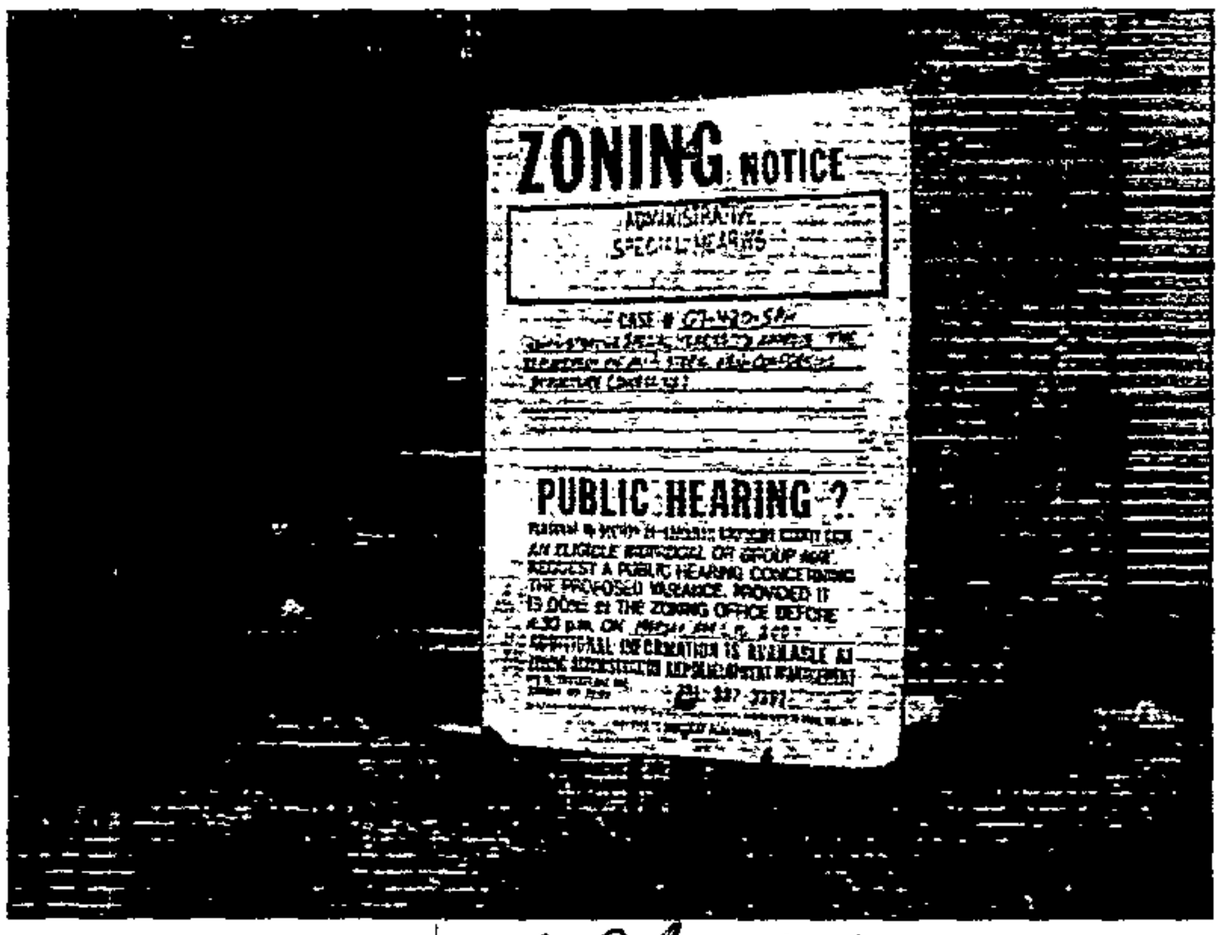
This sign(s) were posted on March 31, 2007.
(Month, Day, Year)

Sincerely,

Martin Ogle 3/31/07
(Signature of Sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im001033 (576x432x24b jpeg)



3/31/07

RE: PETITION FOR SPECIAL HEARING 123 Sollers Point Road; SE/S Sollers Point Road, 55' NE c/line Walnut Avenue 12th Election & 7th Councilmanic Districts Legal Owner(s): Alice Bellamy Petitioner(s)	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
	*	BALTIMORE COUNTY
	*	07-420-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
APR 04 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, RPC Contracting, 5205 Hawk Channel Drive, West River, MD 20778, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-420-SPH

Petitioner: Alice Bellamy

Address or Location: 200 N. Avondale Rd.
Balt. Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alice Bellamy

Address: 200 N. Avondale Rd.
Balt. Md. 21222

Telephone Number: 410-440-5899

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 07- 420 -SPH Address 123 Sollers Point Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/19/07 **Posting Date:** 4/01/07 **Closing Date:** 4/16/07

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 07- 420 -SPH Address 123 Sollers Point Rd

Petitioner's Name Alice Bellamy Telephone 410 440 5899

Posting Date: 4/01/07 **Closing Date:** 4/16/07

Wording for Sign: *Administrative Special Hearing to approve* the replacement of an historic, non-conforming structure (dwelling).

WCR - 6/28/00

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

April 17, 2007

Alice P. Bellamy
200 N. Avondale Road
Baltimore, MD 21222

Dear Ms. Bellamy:

RE: Case Number: 07-420-SPH, 123 Sollers Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 207.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
RPC Contracting Rick Cosgrove 5205 Hawk Channel Drive West River 20778

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 0 9 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DWL

DATE: April 23, 2007

SUBJECT: Zoning Item # 07-420-~~SPH~~ A
Address 123 Sollers Point Road
Bellamy property

Zoning Advisory Committee Meeting of March 26, 2007

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_X_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Reviewer: Kevin Brittingham Date: 4/23/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-420-SPH.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 29, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

APR - 4 2007

ZONING COMMISSIONER

SUBJECT: 123 Sollers Point Road

INFORMATION:

Item Number: 7-420

Petitioner: Alice P. Bellamy

Zoning: DR 5.5

Requested Action: **Administrative Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for a waiver to raze the structure. The property in question is located in the Turner Station African American Survey District, which is included on the Baltimore County Register (MIHP) # BA-3056. The demolition request was presented to the Baltimore County Landmarks Preservation Commission (LPC) on January 11, 2007. The LPC unanimously voted to approve the demolition request.

For further information concerning the matters stated here in, please contact Amy Mantay at 410-887-3480.

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-420.doc

Patricia Zook - Case 07-420-SPH - admin variance closed 4-16-07

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/14/2007 4:05 PM
Subject: Case 07-420-SPH - admin variance closed 4-16-07

Hi Jeff -

We need of DEPRM comments for the above-referenced case that closed on Monday, April 16.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: Donald Brand
Buildings Engineer

DATE: January 17, 2007

FROM: Vicki Nevy, Adminstrator/Secretary
Landmarks Preservation Commission

SUBJECT: 123 Sollers Point Road
Turners Station African American Survey District
County Register (MHT # BA-3056)

At its January 11, 2007 meeting, the Baltimore County Landmarks Preservation Commission approved the demolition of the structure located at 123 Sollers Point Road. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

c. Alice P. Bellamy
Richard James Bellamy
300 N. Avondale Road
Baltimore, MD 21222-6151

From: Vicki Nevy
To: Zook, Patricia
Date: 4/16/2007 10:09:58 AM
Subject: Re: Case No. 07-420-A

Patti,

The Commission approved the demolition of this property at their meeting on January 11, 2007.
The Notice to Proceed issued for the demolition is attached for your reference.

Vicki

>>> Patricia Zook 04/16/07 9:43 AM >>>
Good morning -

Listed below is an administrative variance case for your review. When is the request scheduled to go before the Landmarks Preservation Commission? Please let me know what they decide about the request to replace an historic structure.

Thanks for your help.

CASE NUMBER: 420123 Sollers Point RoadLocation: SE side Sollers Point Road, 55 feet NE c/line Walnut Avenue.12th Election District, 7th Councilmanic DistrictLegal Owner: Alice P. Bellamy4/16/2007 ADMINISTRATIVE SPECIAL HEARING Pursuant to Sections 32-4-107(b), 32-4-223.(8) and 32-4-416(a)(2) of the BCC for a waiver to replace an historic, non-conforming structure (dwelling).

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

CC: Brown, Karin; Hoffberger, Caren; Rising, Teri

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 29, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 123 Sollers Point Road

INFORMATION:

Item Number: 7-420

Petitioner: Alice P. Bellamy

Zoning: DR 5.5

Requested Action: **Administrative Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for a waiver to raze the structure. The property in question is located in the Turner Station African American Survey District, which is included on the Baltimore County Register (MIHP) # BA-3056. The demolition request was presented to the Baltimore County Landmarks Preservation Commission (LPC) on January 11, 2007. The LPC unanimously voted to approve the demolition request.

For further information concerning the matters stated here in, please contact Amy Mantay at 410-887-3480.

Reviewed by: Curtis P. Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-420.doc

Martin O'Malley, *Governor*
Anthony Brown, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary Designate*
Neil J. Pedersen, *Administrator*

Date: APRIL 2, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-420-SPH
123 SOLLERS POINT RD
BELLAMY PROPERTY
ADMINISTRATIVE SPECIAL
HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-420-SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: March 29, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2007
Item Nos. 07-230, 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 423, 424, 425, and 426

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-03282007.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 26,2007

Item Number: 410 through 426 420

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 22, 2007

ALICE P. BELLAMY
200 NORTH AVONDALE ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Special Hearing
Case No. 07-420-A
Property: 123 Sollers Point Road

Dear Ms. Bellamy:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Rick Cosgrove, RPC Contracting, 5205 Hawk Channel Drive, West River MD 20778

Minutes
Baltimore County Landmarks Preservation Commission
January 11, 2007 Meeting

Mr. James Matthews, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

Present	Not Present
Mr. James E. Matthews, Chairman	Mr. Edward E. Hardester, Jr
Ms. Carol Allen	
Mr. C. Bruce Boswell	
Mr. Thomas L. Reynolds	
Mr. Louis S. Diggs	
Ms. Wendy McIver	
Ms. Norma Secoura	
Mr. David J. Bryan	
Ms. Nancy Horst	
Mr. Steven Fedder	
Mr. John W. Hill, Vice-Chairman	
Mr. Qutub K. Syed	
Dr. Robert Gregory	

County staff present included Vicki Nevy (Secretary to the Commission), Jeff Long (Deputy Director for the Office of Planning), Mike Field (Assistant County Attorney), Teri Rising and Karin Brown.

Preliminary Actions

Mr. Matthews introduced Dr. Robert Gregory as the newest member of the Landmarks Preservation Commission. He stated that Dr. Gregory is replacing Mr. Edward Parker as the member representing the Planning Board with the LPC and proceeded to summarize Dr. Gregory's biographical statement.

Mr. Diggs announced that he will give a presentation on the African American Survey Districts at the February 8, 2007 LPC meeting. Mr. Hill let it be known that in honor of Dr. Martin Luther's birthday, MICA and the Maryland Historical Society are presenting "*At Freedom's Door.*" Dr. Gregory informed his fellow Commissioners that he is a board member of the Maryland Historical Society and that he will make sure all members receive invitations.

Annual election of Chairman and Vice-Chairman

1. Mr. Matthews stated that the annual election of officers was at hand. He let it be known that he agreed to serve another year as Chairman and that Mr. Hill would

be willing to serve another year as Vice-Chairman. Mr. Hill moved to elect Mr. Matthews as Chairman. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. Mr. Boswell moved to elect Mr. Hill as Vice-Chairman. Mr. Syed seconded the motion, which was approved unanimously on a voice vote.

Review of the Agenda

2. Ms. Rising informed the Commission that there was a minor change to the Revised Agenda. Item 12 - 211 Melancthon Avenue, in Lutherville, would not be presented as a consent agenda item, because the owner would like for the LPC to consider a different design alternative then that proposed in the staff recommendation.

Approval of the Minutes

3. There were a few requests for corrections to the Minutes. The first concerned item 10, the "Station Master's House." Regarding that item, the Minutes include the following statement: "Ms. McIver noted that she did not have a problem with the addition, but thought the windows were too large." Ms. McIver asked that the phrase be changed to "but thought the windows were too modern." Mr. Diggs noted that on page 4, second paragraph, the correct spelling of one of the community representatives is Reverend J. C. Bradford. Mr. Hill pointed out that on the same page, second to last paragraph, Mr. Boswell's name had been misspelled. Mr. Diggs moved to approve the November 9, 2006 Minutes, as corrected. Mr. Fedder seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3A. Mr. Matthews asked Ms. Rising to describe the items scheduled on the Consent Agenda and determined that no person present objected to its approval as submitted. Mr. Diggs moved that, for the reasons stated, and in accordance with any conditions stated in the written Action Summaries provided to the members of the Commission by staff, items 11, 13, 14, 15 and 16, be approved as submitted. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Recommendations on Baltimore County Register (MHT Inventory) Structures

4. **Oregon Ridge Park properties, Oregon Ridge; Overseer's House, County Register (MHT) # BA-826; Easterly Company House, County Register (MHT) # BA-828; Westerly Company House, County Register (MHT) # BA-829 [County Council District # 3]**

This item involved a request to demolish the above three structures. Ms. Rising read staff's recommendation to vote issuing a notice to proceed.

Mr. John Markley, Deputy Director of the Department of Recreation and Parks and Dr. George Brauer, Archaeologist for the Baltimore County Public Schools, testified on behalf of the County. Mr. Markley stated that all three buildings were connected with the former iron mining facilities at Oregon Ridge. The structures are deteriorated to a point where it is no longer safe to keep them. He stated that the building's foundations would be kept for future archeological studies. Dr. Brauer, who is in charge of the archeological research at Oregon Ridge, corroborated that the preservation of the foundations would allow for future interpretation of the site's history.

Mr. Fedder stated that he visited the site and felt the County's request should be supported. Mr. Syed moved to issue a notice to proceed. Mr. Hill seconded the motion. All members of the Commission voted in favor of the motion, except for Ms. Secoura, who voted against it. The motion passed.

5. **106 Avondale Road, Turner's Station African American Survey District; Dundalk vicinity; County Register (MHT) # BA-3056 [County Council District # 7]**

This item concerned a County initiated demolition request. The property had been purchased by Baltimore County at a tax sale after the previous owners failed to pay the fines imposed in response to code violations. Ms. Rising read staff's recommendation, which encouraged the LPC to discuss the proposal. Ms. Rose Parish Riddich and Mr. Jonathan Riddich represented the previous owners of the property, who attended, but did not testify. Mr. Wendell Webster, attorney, also represented the former owners.

Mr. Webster summarized the events leading up to the demolition request. He alleged the property never posed a safety problem caused by neglect. He stated that over time taxes and penalties accumulated rendering his clients unable to pay. He viewed the matter as a Civil Rights case. He felt that razing the property would exacerbate the situation. Ms. Parish Riddich and Mr. Riddich reiterated the statement that the house was not deteriorated and that Turner's Station would loose an important part of its history if the structure were to be demolished.

Ms. Terri Kingeter, Southeast Sector Coordinator with the Office of Community Conservation, stated that she worked directly with the Turner's Station community and that the code violation notices and the subsequent demolition request were community initiated. This desire is reflected in a letter from Dunbar Brooks, a community activist and Chairman of the Turner's Station Development Corporation.

A discussion ensued among the members of the Commission whether the dwelling could or should be rehabilitated. Because Mr. Wisnom, the Baltimore County Hearing Officer and Ms. Harvey, the director of Community

Conservation, who had dealt with the issue in the past, were unable to attend the meeting, Mr. Hill moved to table item 5 (106 Avondale Rd.) and item 6 (102 Avondale Rd). Mr. Fedder seconded the motion, which was approved unanimously on a voice vote.

6. **102 Avondale Avenue, Turner's Station African American Survey District; Dundalk vicinity; County Register (MHT) # BA-3056 [County Council District # 7]**

This item concerned a demolition request that was initiated by Baltimore County. It was tabled – see item 5. above.

7. **"Bellamy House" 123 Sollers Point Road, Turner's Station African American Survey District; Dundalk vicinity; County Register (MHT) # BA-3056 [County Council District # 7]**

This item concerned a demolition request. Ms. Rising read staff's recommendation, which encouraged the LPC to discuss the proposal.

Mr. Cosgrove, representing Ms. Belamy, the owner, stated that he and his client were in favor of the demolition request. Mr. Boswell and Mr. Diggs had visited the site and agreed that the house was in a very deteriorated state. They also had viewed the proposed elevation of the replacement structure. Mr. Long reminded the Commission that it was not within the purview of the LPC to comment on the design of a structure in an African American Survey District (Note: In accordance with County law, the Commission can only make design decisions for new structures in a County Historic District, or a structure on the Preliminary or Final Landmarks List). Dr. Gregory moved to issue a notice to proceed. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote.

<u>Alteration to properties in County Historic Districts or Landmark structures</u>

8. **"Seymour Ruff House," (Graham Residence) 9000 Church Lane, Fieldstone; Fieldstone County Historic District; County Register (MHT) # BA-2900; [County Council District # 4]**

This item concerned a contributing structure in the Fieldstone County Historic District. The historic windows had been replaced with non-historic vinyl windows, without obtaining LPC approval. The issue had been before the LPC on November 9, 2006, at which time the Commission tabled the matter, suggesting that the owners and the local historic advisory group work out a compromise. Ms. Rising read staff's recommendation to replace the aluminum windows on the Church Lane and McDonogh Road sides of the house with wood windows of true-divided light (2 x 2) over the period of no more than three years. Staff also recommended applying for the appropriate corresponding County tax credits. Mr. Bryan offered his assistance in filling out the appropriate tax credit applications.

Mr. Matthews suggested bringing the matter before the Board of Realtors. He thought that while the contract of sale contained a notice indicating that the property was historic, the realtor failed to spell out what it meant to be located in a County Historic District. Mr. Fedder moved to accept staff's recommendation. Mr. Syed seconded the motion. Mr. Hill amended the motion by requesting that the new wooden replacement windows be in each case the same type as the original windows, i.e. the 2 over 2 windows be replaced in kind and the windows in the sunroom, be replaced with appropriate, in kind, windows. Ms. Allen, Mr. Boswell, Ms. Horst, Ms. McIver, Mr. Hill, Mr. Reynolds, Mr. Syed and Ms. Secoura voted for the motion. Mr. Diggs and Dr. Gregory voted against the motion and Mr. Bryan abstained. The motion passed.

9. Towsontown Lodge, 411 Jefferson Avenue, East Towson African American Survey District; County Register (MHT) # BA – 1002 [County Council District # 5]

This item concerned a demolition request. Ms. Rising read staff's recommendation, which encouraged the LPC to discuss the proposal. Mr. Diggs stated that the building was in horrible shape. He also informed the Commission that the community is in support of demolishing the building. Mr. Diggs moved that the demolition request be approved. Ms. Allen seconded the motion, which was approved unanimously on a voice vote.

10. "Doctor Rider House," 36 Church Road, Owings Mills vicinity; County Register (MHT) # BA-669 [County Council District # 4]

This item concerned a demolition request. The building had been recently stripped of all its significant features, that is, Second Chance, a company that recycles historic materials, had removed windows, doors and flooring. Ms. Rising read staff's recommendation, which encouraged the LPC to discuss the proposal.

Mr. Dino LaFiandra, counsel to the Baltimore-Washington Conference of the Methodist Church, summarized the events leading up to the night's meeting. He asked the Commission to support his client's demolition request. Ms. Mary Lou Kaestner, trustee of the Church, stated that demolishing the building would allow the Church to redevelop the site. Ms. Patricia Bentz, Executive Director of the Baltimore County Historical Trust, Inc. stated that Ms. Rider gave the property to the Church. Her will clearly indicated that her intent was to preserve the building. Mr. Matthews stated that it was outside the scope with the LPC to interpret the will.

Mr. Boswell stated that he visited the site and found it, apart from minor termite damage, structurally sound. Until it was stripped of its historically significant features, it was perfectly functional. Mr. Boswell noted that there were 10 outbuildings on the site. Together they form a self-sufficient farmstead – showing life in Baltimore County around 1900. Ms. Rising noted that she performed a

cursory search and found that the farmstead's builder, Dr. Rider, was instrumental in the development of Riderwood.

Dr. Gregory moved not to approve the demolition request. Ms. McIver seconded the motion. Except for Mr. Reynolds and Mr. Hill, the members voted for the motion. The motion passed.

11. "Saint Paul's Lutheran Church," 1609 Kurtz Avenue, Lutherville; Lutherville County Historic District and the Lutherville National Register District; County Register (MHT) # BA-290 [County Council District # 3]

This item concerned the placement of a freestanding identification sign on the premise. The property is a contributing structure in the Lutherville County Historic District and the Lutherville National Register District. The Lutherville Historic Advisory Committee had reviewed the proposal and approved its design.

Approved via the consent agenda to issue a notice to proceed.

12. "Elmnook" (Mathews Property), 211 Melanchton Avenue, Lutherville; Lutherville County Historic District and the Lutherville National Register District; County Register (MHT) # BA-311 [County Council District # 3]

This item concerned a contributing structure in the Lutherville County Historic District and the Lutherville National Register District. The property owner constructed concrete steps and a concrete wall at the dwelling's rear elevation without obtaining LPC approval. The matter had been before the LPC at the November 9, 2006 meeting, at which time the Commission voted to order the removal of the already constructed wall and concrete steps and requested that all future exterior changes should be submitted to the Lutherville Advisory Committee (LAC) and the LPC for approval. The applicant engaged an architect, who prepared two design scenarios. The proposals had been submitted to LAC. Staff's recommendations reflect LAC's comments.

Ms. Rising read staff's recommendation to vote to issue a notice to proceed subject to the following conditions:

1. Cut down the height of the entrance concrete block wall to the height shown in Scheme 2. The height should replicate the height of the existing stone foundation.

2. Cover the existing concrete block wall surfaces with a stone veneer that matches the existing stone foundation.

3. Employ the railing as shown in Scheme 2. Railing height over the entrance wall should match the height of the railing on the porch and should be made of wood.

4. Should the portion of the porch, labeled "A" in Scheme 1, not be added, the original lattice screen, or a wooden lattice screen, identical to the original screen, should be reinstalled in its original place between the porch column and the house (see photograph showing the wooden screen in place).

Dr. Gregory moved to accept staff's recommendation. Mr. Hill seconded the motion, which was approved unanimously on a voice vote.

13. "Batchelor's Store," 16951 York Road, Hereford; Final Landmarks List # 319, County Register (MHT) # BA 2047 [County Council District # 3]

This item concerned the replacement of an existing retaining wall with a new retaining wall.

Approved via the consent agenda to issue a notice to proceed.

14. Relay Children's Center, 1620 South Rolling Road, Relay County Historic District [County Council District # 1]

This item concerned the replacement of an existing fence, with a new fence.

Approved via the consent agenda to issue a notice to proceed.

15. "Avalon," (Pommetto-Adams property) 309 Gun Road, Avalon; Final Landmarks List # 230 [County Council District # 1]

This item concerned a request by the owner to delineate the entire 3.64-acre property (map 108, parcel 599) as the Historic Environmental Setting.

Approved via the consent agenda to delineate the entire 3.64-acre property as the Historic Environmental Setting.

Tax Credits

Request for LPC approval for County Part II Tax Credit application

16. "Hunt-Schmidt House," (Dillon property), 12656 Manor Road, Long Green [County Council District # 3]

This item concerned a request by the owner to approve a part II tax credit for a structure on the Final Landmarks List and to delineate the entire 1.45-acre property (map 53, parcel 248) as the Historic Environmental Setting.

Approved via the consent agenda to issue a notice to proceed and to delineate the entire 1.45-acre property as Historic Environmental Setting.

Report on County Tax Credit application

Ms. Brown reported that the following historic property tax credit applications were approved because the applicants had submitted a signed/approved Part 2 State Tax Credit application:

18. Broussard property, 918 Wellington Road, Stoneleigh National Register District [County Council District # 5]

19. Bauer/Wittelsberger property, 206 W. Seminary Avenue, Lutherville County Historic District [County Council District # 3]

20. Fishman/Roberts property, 5105 South Rolling Road, Relay County Historic District [County Council District # 1]

21. O'Connell property, 6905 Marlborough Rd. Stoneleigh National Register District [County Council District # 5]

22. MacGregor property, 7009 Kenleigh Road, Stoneleigh National Register District [County Council District # 5]

23. LeVan property, 6901 Marlborough Road, Stoneleigh National Register District [County Council District # 5]

Other Business

24. Ms. Rising reported that the County Council has held a Public Hearing on structures and their setting that had been placed on the Preliminary Landmarks List on April 25, 2006, July 13, 2006 and October 12, 2006.

25. Mr. Field, reporting on the status of the Glyndon fence, stated that the Board of Appeals had heard the case at the end of December. The briefs are due by the end of February and the public deliberation is expected to come to a conclusion by the end of March.

26. Mr. Field reported that the case concerning 9913 Philadelphia Road had been heard. He urged that the members of the Commission read the Zoning Commissioner's ruling for it provides an excellent summary of the law and its limitations.

27. 6240 Falls Road, Bare Hills: Mr. Field reported that the Zoning Commissioner held a Special Administrative Hearing regarding the demolition request for said

property. The owner asked that the demolition be deferred. The Zoning Commissioner stipulated that if the property does not meet Code requirements by April 30, 2007, the demolition would be authorized.

28. Ms. Rising informed the members of the Commission that their comments and suggestions had been incorporated into the LPC booklet update.

The meeting was adjourned at 9:30 p.m.

March 8, 2007

Baltimore County Zoning
111 West Chesapeake Ave.
Room 111
Towson, Md. 21204

RE: Petition for Administrative Special Hearing
123 Sollers Point Rd.
Baltimore, Md. 21222

To whom it may concern:

I am submitting this letter in reference to 123 Sollers Point Rd. which includes the property characteristics, a history of the property (to help get your department current), as well as a list of the hardships I face in complying with BCZR and still being able to improve the property and continue to utilize it with in it's residential intended use.

Property Characteristics

- Built in 1921
- In Critical Area I.D.A.
- None compliant to BCZR, only 5000 sq. ft., only 50' frontage
- Zoned DR 5.5
- Historic Property, African American Survey District
- Existing home not structurally sound, must be raised
- Single water meter feeding two homes, requires an easement from neighbor (sisters property), verbal approval for dual meter given by Utilities Dept.

Property History

- Built in 1921
- This property and adjacent property in my family my entire life, owned by my parent/s
- At parent/s passing, adjacent property willed to my sister, 123 Sollers Point Rd. willed to me
- Year 2005, issued building code violation
- Responded by boarding windows
- Year 2006, issued building code violation to either raise house or rehab house

Item #420

- Responded by hiring a contractor to determine if property could be a rehab or needed to be raised
- Contractor determined property needed to be raised and a new home built
- Hired contractor to complete all pre-design research, complete Architectural plans, and obtain permit
- Under the Grand fathering assumption and in an effort to build the new house in keeping with the Architectural consistency of the community, and not to increase impervious coverage new plans where completed showing the new house in the same footprint of the existing home. The new design is very close to the original design of the existing house as well as some neighboring properties, adding only one additional story to bring the home up to today's current living standards (see submitted house plans and attached site plan)
- Permit held up after it was discovered it was in the African American Survey district
- Historic preservation committee sent members out to determine if the house could be saved or needed to be raised, they determined it needed to be raised
- Homeowners association showed up at the Historic Committees field visit and supported their decision to raise and rebuild the house with in the existing footprint with the understanding that the new home would be based on the proposed home design.
- January 2007 hearing held, Historic committee approved the raising of the property with the understanding and assumption that the new home would be in the same footprint as the old one and the new home would be built based on the submitted plans which helps to preserve the integrity of the Historic value of the community.
- Continually through these events I kept Balt. Co. Code Enforcement appraised of the progress
- Currently filed for Petition for Administrative Special Hearing via BCZ department regulations.

Property Hardships

- I can never comply with the current zoning requirements due to the width of the property and the sq. ft. of the property therefore if relief is not granted then the property becomes worthless for any residential structure and as a result depletes in value
- I assume the home was built prior to zoning regulations and therefore its none compliance is not related to any actions by my parents or myself
- Due to the fact that it lies with in the critical area then I am limited as to how much impervious coverage can be added, by rebuilding in the same footprint it will not add any additional impervious coverage and as a result will be more compliant with the environmental laws

Item # 420

- If the old home is raised and a new one built outside of the original footprint then it will no longer fit with in the consistency of the community and neighboring houses (see submitted plat and existing front setbacks of the neighbors homes) and as a result will not comply with the Historic Preservations mandates.
- I can not rehab the house due to the fact that it has been deemed structurally unsound by a license contractor and a license Architect from the board of the Baltimore County Historic Preservation Committee
- The majority of the properties with in the community and African American survey district do not comply with the current Zoning laws therefore granting relief would allow the property to better conform with its surroundings
- If relief is granted to build in the same footprint and the current building design approved then it would allow us to preserve the integrity of the Historic value of the community.
- The relief granted would, with out question, allow me to stay with in the closest harmony of the laws, with the exception of the BCZR, the community, its members, and its Historic value.
- Granted relief would in no way create any risk of violating the communities safety or general welfare, to the contrary, it would make the community safer by raising the house and would help preserve not only the historic value of the community but its property values which is in keeping with the communities welfare.

Your consideration of this matter is greatly appreciated

Respectfully submitted,

Alice Bellamy

Item #420

Caren Hoffberger - 123 sollers point road

From: <thebruce55@comcast.net>
To: terri rising <trising@co.ba.md.us>, mike field <mefield@co.ba.md.us>, jeff long <jlong@co.ba.md.us>, Vicki Nevy <vnevy@co.ba.md.us>, Karin Brown <kebrown@co.ba.md.us>, Caren Hoffberger <choffberger@co.ba.md.us>, norma secoura <nsecoura@mtamaryland.com>, ed parker <parkerh@comcast.net>, wendy McIver <wmciver23@hotmail.com>, nancy horst <nwhorst@comcast.net>, ed hardester <edward.hardester@ngc.com>, steven fedder <steven.fedder@llff.com>, david bryan <djbryan@comcast.net>, carol allen <carolall@verizon.net>, James Matthews <JMatthews@cbmove.com>, john hill <Johnwhill@aol.com>, Qutub syed <syed7@msn.com>, Louis S. Diggs <Louis.Diggs@comcast.net>
Date: 11/29/06 8:07 AM
Subject: 123 sollers point road

Dear LPC and Staff,

On Monday Louis Diggs and I inspected 123 Sollers Point Road. Louis has presented photographs in a separate email. We met the owner, her contractor and a Turner Station community representative. They presented drawings of a proposed replacement structure.

The one and a half story raised bungalow single family house is in a deteriorated state. The house which appears to date from the 1920's has a poured concrete foundation extending approximately 24 inches below grade. The foundation wall has no footings. The frame structure above the masonry foundation walls has suffered extensive decay from water penetration through a failed roof. Sections of the roof, wall and floor systems have collapsed. It is our opinion that it would be more expensive to repair the frame structure than to build new.

The owner presented plans to build a replacement structure on the same footprint as the existing house. It is our opinion that we should support the demolition of the existing house only if the owner agrees to build a house of a similar scale on the existing footprint in line with the plans presented. This would insure that the physical relationship of houses to the street would be maintained. Also the existing house has a front porch which the proposed plans show would be reproduced in the new house. We believe we should support the owner's and the community representatives' desire to see this project move forward along the lines of the proposal they shared with us on our site visit.

They would like to present their plans at our January meeting.

Respectfully submitted, Bruce Boswell

ATTN: DAVID DUNALL URGENT

ANY Questions: Contact - KARIN BROWN - EXT. 3495

2 Pages

Item #420

Conservation, who had dealt with the issue in the past, were unable to attend the meeting, Mr. Hill moved to table item 5 (106 Avondale Rd.) and item 6 (102 Avondale Rd). Mr. Fedder seconded the motion, which was approved unanimously on a voice vote.

6. **102 Avondale Avenue, Turner's Station African American Survey District; Dundalk vicinity; County Register (MHT) # BA-3056 [County Council District # 7]**

This item concerned a demolition request that was initiated by Baltimore County. It was tabled – see item 5. above.

7. **"Bellamy House" 123 Sollers Point Road, Turner's Station African American Survey District; Dundalk vicinity; County Register (MHT) # BA-3056 [County Council District # 7]**

This item concerned a demolition request. Ms. Rising read staff's recommendation, which encouraged the LPC to discuss the proposal.

Mr. Cosgrove, representing Ms. Belamy, the owner, stated that he and his client were in favor of the demolition request. Mr. Boswell and Mr. Diggs had visited the site and agreed that the house was in a very deteriorated state. They also had viewed the proposed elevation of the replacement structure. Mr. Long reminded the Commission that it was not within the purview of the LPC to comment on the design of a structure in an African American Survey District (Note: In accordance with County law, the Commission can only make design decisions for new structures in a County Historic District, or a structure on the Preliminary or Final Landmarks List). Dr. Gregory moved to issue a notice to proceed. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote.

<u>Alteration to properties in County Historic Districts or Landmark structures</u>

8. **"Seymour Ruff House," (Graham Residence) 9000 Church Lane, Fieldstone; Fieldstone County Historic District; County Register (MHT) # BA-2900; [County Council District # 4]**

This item concerned a contributing structure in the Fieldstone County Historic District. The historic windows had been replaced with non-historic vinyl windows, without obtaining LPC approval. The issue had been before the LPC on November 9, 2006, at which time the Commission tabled the matter, suggesting that the owners and the local historic advisory group work out a compromise. Ms. Rising read staff's recommendation to replace the aluminum windows on the Church Lane and McDonogh Road sides of the house with wood windows of true-divided light (2 x 2) over the period of no more than three years. Staff also recommended applying for the appropriate corresponding County tax credits. Mr. Bryan offered his assistance in filling out the appropriate tax credit applications.

Item # 420

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 06-6310

123 Sollers Point Road

ZONING CASE: 07-420-SPH
123 SOLLERS POINT ROAD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 30, 2007

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 420
Legal Owner/Petitioner: Alice P. Bellamy
Contract Purchaser:
Property Address: 123 Sollers Point Road
Location Description: Southeast side Sollers Point Road, 55 feet northeast centerline Walnut Avenue

VIOLATION INFORMATION: **Case No.: 06-6310**
Defendants: Alice P. Bellamy

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

Ms. Kingeter
Community Conservation
410-887-2288

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Final Order
Other: letters

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Kim Wood

CODE ENFORCEMENT REPORT 05-2613 Closed

DATE: 7 / 21 / 06 INTAKE BY: RC CASE #: 06-6310 INSPEC:

COMPLAINT LOCATION: 123 Sullers Point Rd.

ZIP CODE: 21222 DIST: 12

COMPLAINANT NAME: Ms Kingster PHONE #: (H) 2288 (W)

ADDRESS: Comm Conservation ZIP CODE:

PROBLEM:

House has been vacant for 20 years
Raze or rehabilate

IS THIS A RENTAL UNIT? YES ____ NO ____
IF YES, IS THIS SECTION 8? YES ____ NO ____

OWNER/TENANT INFORMATION: Alice P & Richard James Bellamy
200 N. Avondale Rd. 21222

TAX ACCOUNT #: 12-08-066700 ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 07/21/2006 STANDARD ASSESSMENT INQUIRY (I)

TIME: 09:34:29

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 08 066700	12	3-0	04-00	N	NO		01/04/06

BELLAMY ALICE P
BELLAMY RICHARD JAMES
200 N AVONDALE RD

DESC-1.. PT LT 5-6
DESC-2.. TURNER
PREMISE. 00123 SOLLERS POINT RD
00000-0000

BALTIMORE MD 21222-6151 FORMER OWNER: JOHNSON VIVIAN H

---------- FCV ----------			---------- PHASED IN ----------		
	PRIOR	PROPOSED		CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	16,500	28,500				
IMPV:	0	0	TOTAL..	20,500	20,500	16,500
TOTL:	16,500	28,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	09/02	09/05				

---- TAXABLE BASIS ----		FM DATE
ASSESS:	20,500	11/10/05
ASSESS:	16,500	
ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Permits and Development Management
Code Inspections and Enforcement
County Office P ng, Rm. 213
111 West Chesa Ave
Towson, Maryland 21204

Code Enforcement 410-887-3351
Building Inspection 410-887-3953
El al Inspection 410-887-3960
Pl g Inspection 410-887-3620
Sign ences 410-887-3896

CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID	DATE ISSUED
06-6310	12-08-066700	7/24/06

NAME(S): Alice + Richard Bellamy

MAILING ADDRESS: 200 N. Avondale Rd.

CITY: Balto. STATE: MD ZIP CODE: 21222

VIOLATION ADDRESS: 123 Sollers Point Rd.

CITY: BALTIMORE STATE: MARYLAND ZIP CODE: 21222

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

☐ DR1 ☐ DR2 ☐ DR3.5 ☑ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- ☐ 101; 102.1: Definitions; general use
- ☐ 1B01.1: DR Zones-use regulations
- ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s)
- ☐ 1B01.1D: Remove open dump/ junk yard
- ☐ 431: Remove commercial vehicle(s)
- ☐ 101; 102.1: Remove contractors equip. storage yard
- ☐ 101; 102.1; ZCPM: Cease service garage activities
- ☐ 402: Illegal conversion of dwelling
- ☐ 101; 102.1; ZCPM: Illegal home occupation
- ☐ 415A: License/ remove untagged recreation vehicle
- ☐ 415A: Improperly parked recreation vehicle
- ☐ 415A: One recreational vehicle per property
- ☐ 410: Illegal Class II trucking facility
- ☐ 400: Illegal accessory structure placement.
- ☐ *1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs*
- ☐ 102.5: Residential site line violation /obstruction
- ☐ 408B: Illegal rooming/ boarding house
- ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C)

- ☑ 13-7-112: Cease all nuisance activity
- ☑ 13-7-115: County to abate nuisance & lien costs
- ☐ 13-7-310: Remove all trash & debris from property
- ☐ 13-7-312: Remove accumulations of debris, materials, etc
- ☐ 13-7-201(2): Cease stagnant pool water
- ☐ 12-3-106: Remove animal feces daily
- ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests
- ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids
- ☐ 35-2-301: Obtain building/ fence/ sign permit
- ☐ 18-2-601: Remove all obstruction(s) at street, alley, road
- ☐ 13-7-310(2): Remove bird seed / other food for rats
- ☐ 32-3-102: Violation of development plan/ site plan
- ☑ IBC 115; BCBC 115: Remove/ Repair unsafe structure[redacted]
- ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove *all tall* grass and weeds to three (3) inches in height

OWNER OCCUPIED HOUSING (B.C.C)

- ☐ 35-5-302(a)(1): Unsanitary conditions.
- ☐ 35-5-302(a)(3): Cease _____ infestation from prop.
- ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc
- ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions
- ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s)
- ☐ 35-5-302(a)(2): Store all garbage in trash cans
- ☐ 35-5-302(b)(1): Repair exterior structure
- ☐ *35-5-302(b)(1)(3): Repair exterior extentions*
- ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces
- ☐ 35-5-302(b)(1)(7): Repair defective fence

INVESTMENT PROPERTY (B.C.C)

- ☑ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition
- ☑ 35-2-404(a)(1)(iii): Repair roof or horizontal members
- ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry
- ☑ 35-2-404(a)(1)(vii): Repair exterior construction (see below)
- ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s)
- ☑ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members
- ☐ 35-2-404(a)(1)(iv): Repair exterior chimney
- ☐ 35-2-404(a)(1)(vi) Waterproof walls/ roof /foundations
- ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris
- ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure

OTHER VIOLATIONS OR REMARKS:

Raze or Rehabilitate all structures.

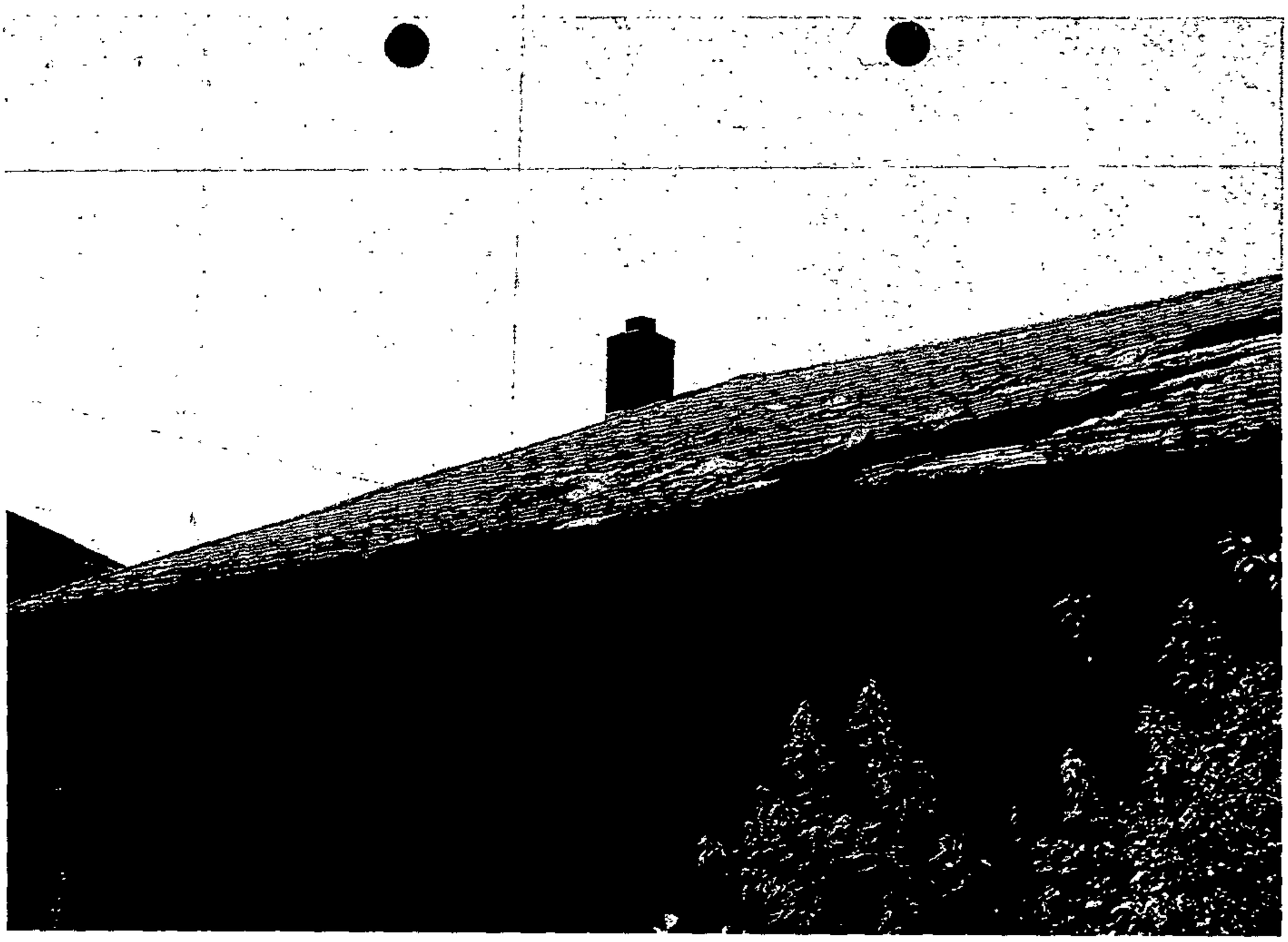
* Prior Case 05-2613

☑ NOTICE POSTED AND MAILED

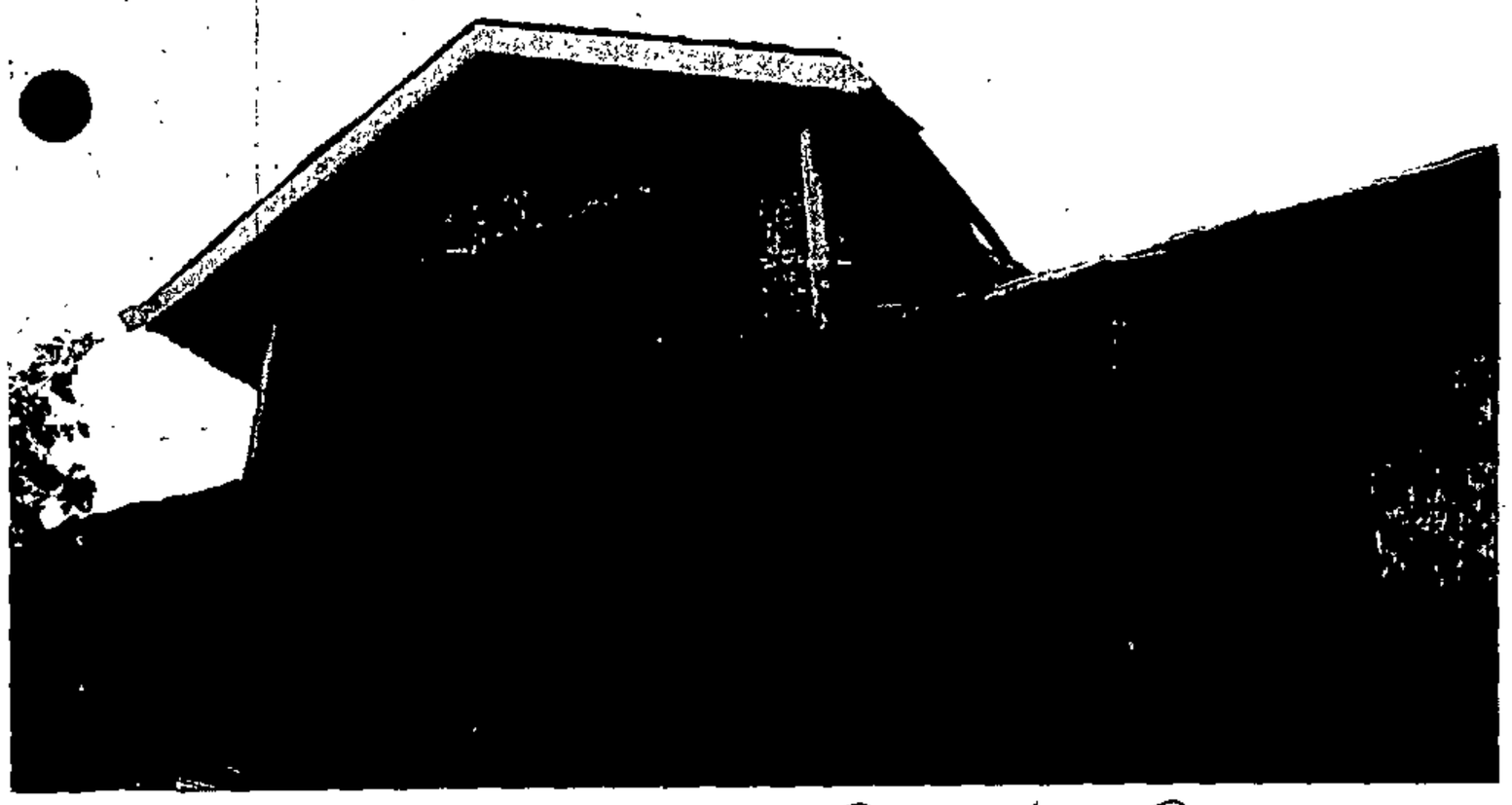
POTENTIAL FINE: ☑ $200 ☐ $500 ☐ $1000 per day, per violation and to be placed as a lien upon your tax bill.

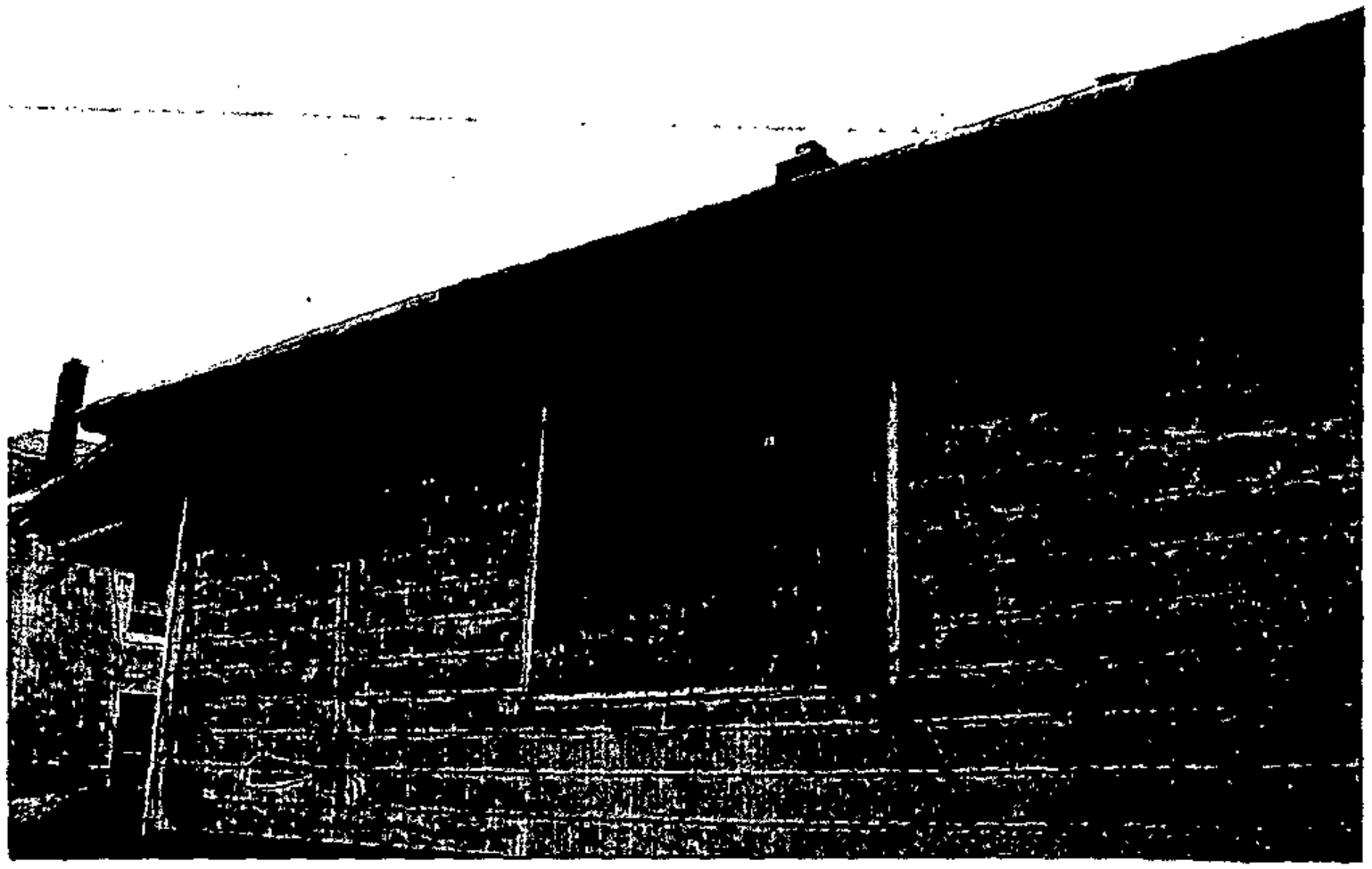
COMPLIANCE DATE: 8/15/06 INSPECTOR NAME: K Wood
PRINT NAME (Rev 9/05)

AGENCY

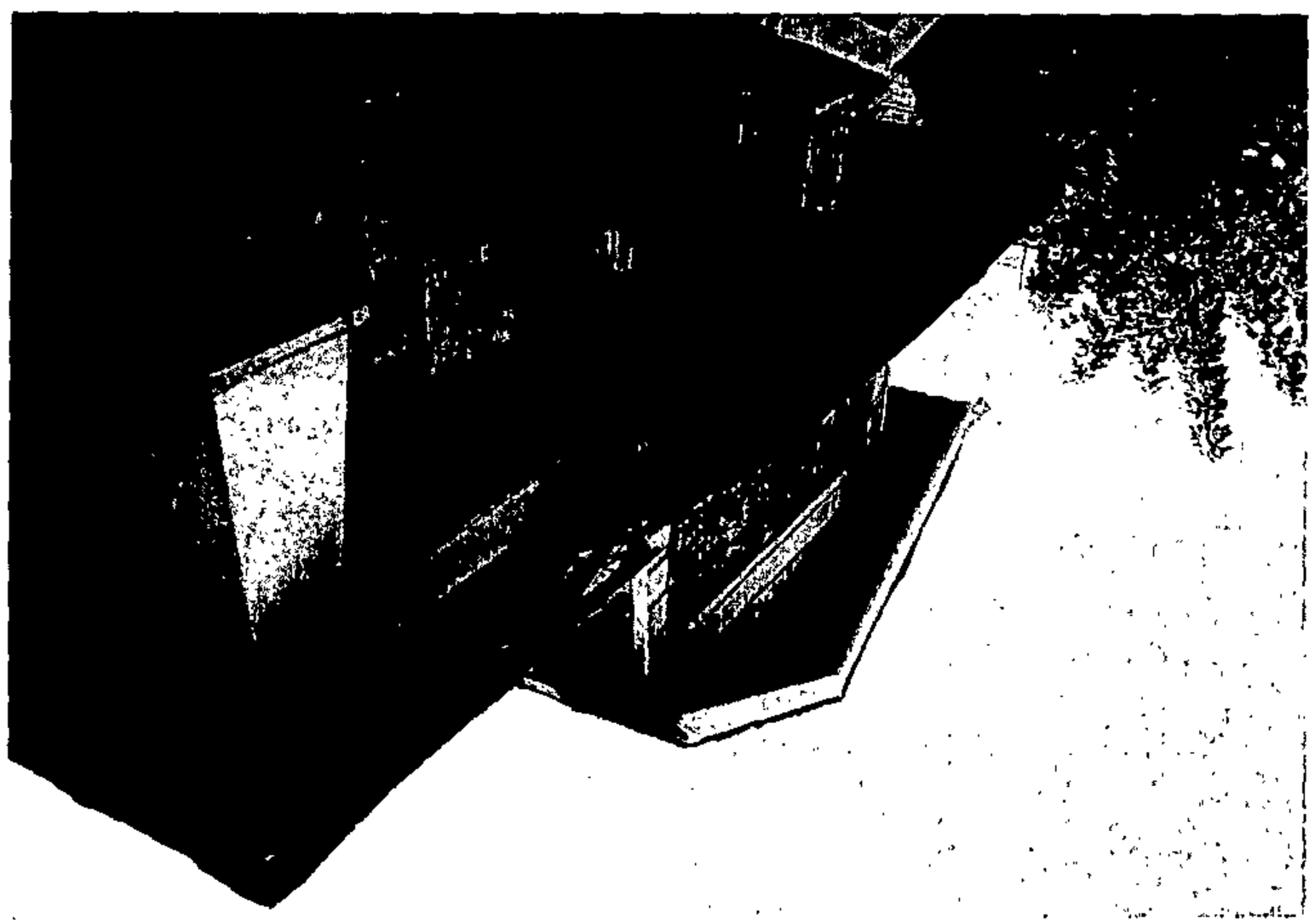


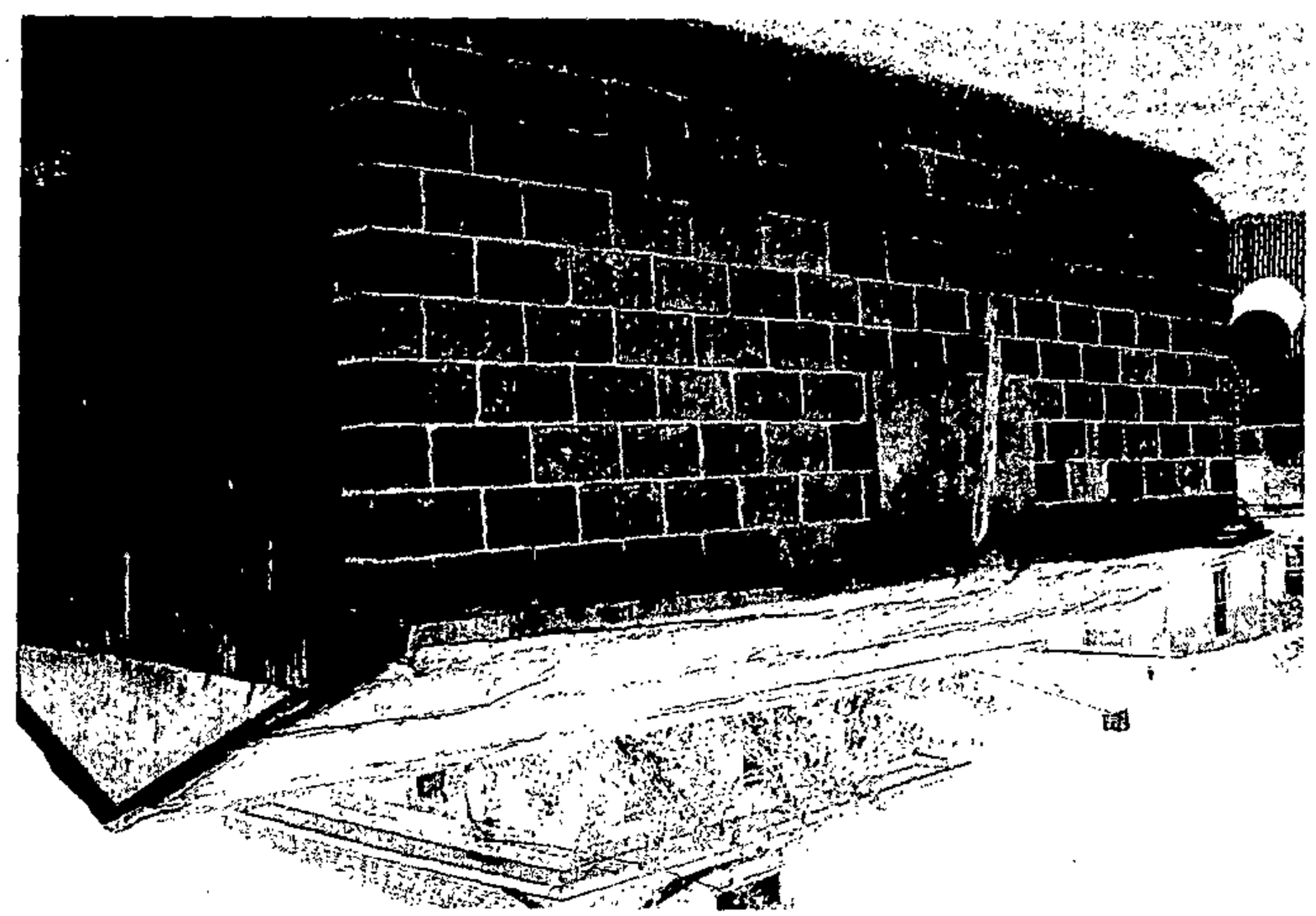
123 Sollers Point Rd. 06-6310 8-16-06 KW





123 Solleos Point Rd 06-6310 7-24-06 KW





Bal ore County
De ment of Permits and
Development Management

Code Inspections and Enforcement
County Offic ilding
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: ~~410-887-3953~~

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 06-6310 | Property No. 12-08-066700 | Zoning: DR

Name(s): Alice + Richard Bellamy

Address: 200 N. Avondale Rd. Balto. MD 21222

Violation Location: 123 Sollers Point Rd. 21222

Violation Dates: 7-24-06 through 9-13-06

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

BCC- Investment Property 35-2-404
IBC- 115

@ Failure to raze or rehabilitate Unsafe deteriorated Structures.

* Prior Case 05-2613

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated: $6000.00

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for: Date: 9-13-06 Time: 9:00

Citation must be served by: Date: 9-13-06

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: Kimberly Wood

8-16-06 Kimberly Wood
Date Inspector's Signature

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

KW

Print Name: | Citation/Case No.: 06-6310

Address:

Date Defendant's Signature

AGENCY

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Alice and Richard Bellamy
200 North Avondale Road
Baltimore, Maryland 21222

Respondents

Civil Citation No.06-6310

123 Sollers Point Road

FINDINGS OF FACT AND CONCLUSION OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on September 13, 2006, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 35-2-404; International Building Code (IBC) section 115; for failure to raze or rehabilitate unsafe, deteriorated structure on residential property known as 123 Sollers Point Road, 21222.

On August 16, 2006, pursuant to §3-6-205, Baltimore County Code, Kim Wood, Code Enforcement Officer, issued a code enforcement citation. The citation was legally served on the Respondents.

The citation proposed a civil penalty of $6,000.00 (six thousand dollars). A code enforcement hearing date was scheduled for September 13, 2006.

Ms. Bellamy, Respondent appeared for the hearing and testified.
Rick Cosgrove of Reliable Contracting testified on behalf of the Respondent.
Kim Wood, Code Enforcement Officer presented the Code Violation Case.

Photographs contained in the case file shows a boarded structure with obvious structural defects. The main structure and an accessory structure are in need or repairs. The Respondent has hired Reliable Contracting to assess whether the structures should be razed or rehabilitated. At this point, they are leaning toward rehabilitation according to Rick Cosgrove. Reliable Contracting would need 60 days if contracted to begin work on the project.

IT IS ORDERED by the Code Enforcement Hearing Officer this 25th day of September 2006, that a civil penalty be imposed in the amount of $6,000.00 (six thousand dollars).

IT IS FURTHER ORDERED that the amount of $6,000.00 (six thousand dollars) shall be reduced to $0 (zero dollars) on condition the Respondents begin rehabilitation or razing procedures on or before December 1, 2006 and makes continued progress toward the completion of the project.

If the Respondent fails to correct the violations, then the civil penalty imposed shall be $6,000.00 (six thousand dollars).

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected.

Upon failure of the Respondent to begin repairs or razing of the structure, a Show Cause Hearing shall be set to determine why Baltimore County should not raze the non-complying structure at the expense of the owner.

Signed: Raymond S. Wisnom, Jr.
Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing fee of $150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

RSW/jaf

RELIABLE
PROFESSIONAL
CONTRACTING

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588
MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

06-6310

123 Sollers Point
Apply for
Easement access
from sister's lot
for water line
Apply for Variance
to raze house
in Historic area
(Admin. Hear.)
Hist. Com. meets
in Jan. 9.07
Landmark Pres. Com.
Once all approved
file for RA + NR
Permits.

September 14, 2006

Alice Bellamy
200 N. Avondale Rd.
Baltimore, Md. 21222

Re: Water and Sewer
123 Sollers Point Rd
Baltimore, Md. 21222

Dear Alice:

Here are the final findings of the pre design research I have done with Baltimore County in regards to the water and sewer connections at the above referenced property. Enclosed are the county drawings of your water and sewer connections, the information from the City of Baltimore regarding your water meter, the information from the County regarding your sewer connection, along with your and your sister's property tax I.D. numbers for cross referencing. It is recommended that you keep these records for your files.

Public Services:

This information is in addition to the previous pre design research report dated 9/1/06 under the Public Services heading.

City Sewer Connection:

After doing the remaining research it is believed based on the sewer drawings that your house has a single connection to the city's sewer main and is not shared with your sister's house, however it was recommended to do a dye test in the field to make a final

RELIABLE
PROFESSIONAL
CONTRACTING

M.H.I.C# 50588
MHBR No. 5261

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

5205 Hawk Channel Dr.
West River, Md. 20778

determination. RPC Contracting will do this test at a later date prior to the start of construction. If there is a dual connection shared with your sisters house then it will have to be corrected at a cost to be determined. The County requires a single sewer connection for each house.

City Water Connection:

After I checked with the County and the County checked with the City of Baltimore it is strongly believed that there is only one water meter for both your sister's house and your house. If this is found to be fact then this will have to be corrected. There are several options on how this could be corrected and the County department director will make the final determination on how he wants us to proceed with the new connection. What we will request is to have a dual meter put in at the location the existing meter is and have the plumber hook up to the new secondary meter for your house. The cost for this correction will be determined at a future date.

Notes:

Any corrections to your water and sewer must be done by a Baltimore County approved company. I can furnish this list at your request. A permit must be submitted for the work to be done and there is a procedure to follow when the permit is submitted. I can furnish the procedures at your request. All new and or proposed connections must be shown on the site plan submitted to the county. If the County allows you to put in a dual meter and the existing meter is located on your sister's property then you must get a easement drawn up by an attorney and signed by your sister. This must be recorded with the County. The dual meter and easement are probably the most cost effective methods. If you have to cut into the street in front of your house to connect your water it is projected to be lot more expensive. All required connections are at the owners expense.

RELIABLE
PROFESSIONAL
CONTRACTING

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588

MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

This information was obtained both in person and over the phone from a variety of different county employees and therefore Reliable Professional Contracting Inc.can not except any legal, personal, or financial responsibility for any incorrect or incomplete information given by the County departments or changes in the laws from the time of this report to the time of construction.

We look forward to a successfully completed project and are available for any questions regarding this research.

Respectfully Submitted,

Richard P. Cosgrove
Reliable Professional Contracting Inc.

RELIABLE
PROFESSIONAL
CONTRACTING

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588
MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

September 1, 2006

Alice Bellamy
200 N. Avondale Rd.
Baltimore, Md. 21222

Re: 123 Sollers Point Rd
Baltimore, Md. 21222

Dear Alice:

Here are the findings of the pre design research I have done with Baltimore County in regards to the potential of building a new dwelling or improving the existing dwelling at the above referenced property.

Zoning Department:

Zoning classification is DR 5.5 (Dense Residential)
Property line setbacks are as follows: front 25', rear 30', both sides 10', height 50', minimum lot size requirement is 6,000 sq. ft., no limitation to total lot coverage, minimum lot width requirement is 55', accessory structures must be 2 ½' off all property lines and be built behind the dwelling.

Additional information is as follows:
No lot merger is required due to the existing deed and existing dwelling located on the lot. A variance for a new dwelling will not be required due to the fact that an existing dwelling is located on the property, as long as the new dwelling meets all other zoning requirements.

RELIABLE
PROFESSIONAL
CONTRACTING

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588
MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

If the existing structure is removed prior to the new building permit being issued then you will lose all grandfathering.

Environmental Health:

Critical Area Classification is I.D.A. (Intensely Developed Area)
The county will require a construction entrance made of stone or recycled concrete, downspout splashguards, and sediment control fence around the construction site. All mud must be cleaned off the tires of construction vehicles within the area of the sediment control fence prior to leaving the job site. No more than an additional 250' sq. ft. of impervious coverage can be added to the existing lot based on what already exist unless the client is willing to go into a mitigation contract and agreement with the county.
Flood Zone classification is C, no problems or special construction requirements are anticipated

Additional information is as follows:
If the existing house has a rat problem it will have to be corrected before a building permit will be issued and the site may be inspected prior to the permit release. If there is asbestos shingles or any other asbestos on the property it will have to be removed by a certified asbestos abatement company prior to the release of the permit or the home owner may elect to remove the asbestos themselves. Any existing oil tanks must be pumped and removed prior to construction.

Plans and permits:

Expected time for a permit to be released is 2-4 weeks. The county must have 7 sets of the site plan and 2 sets of the construction plans.

RELIABLE
PROFESSIONAL
CONTRACTING

M.H.I.C# 50588
MHBR No. 5261

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

5205 Hawk Channel Dr.
West River, Md. 20778

Utilities:

A temporary electrical service must be added prior to construction and all electrical service to the house must be shut off. Any existing gas lines must be caped and all gas shut off prior to construction.

Public Services:

The reasonable anticipation is to expect the county to require one sewer line for your house and one water line for your house as opposed to sharing any or all of these lines with a neighbors house. The building permit should be submitted with the raising and or demolition permit to avoid the county from capping off your sewer and water lines and removing any meters. If you apply for them separately then you will have to pay additional cost to have the lines re metered and connected. The cost and time required should be less if both permits are approved at the same time. The lines may still require capping put not the removal of the meters. A new driveway or structure may not be built on top of any county easements.

Code Enforcement:

Ms. Wood has told me to get a letter in writing and signed by you regarding your decision and the direction you want to go with the house and lot. When she receives the letter she will postpone the hearing and the fine for the compliance violations. She is also requesting that I keep her posted regarding the direction and expected time frame of the project.

Home Owner Associations:

The property owner is expected to get any association approvals and provide any requirements to the builder prior to the start of the design.

RELIABLE
PROFESSIONAL
CONTRACTING

M.H.I.C# 50588
MHBR No. 5261

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

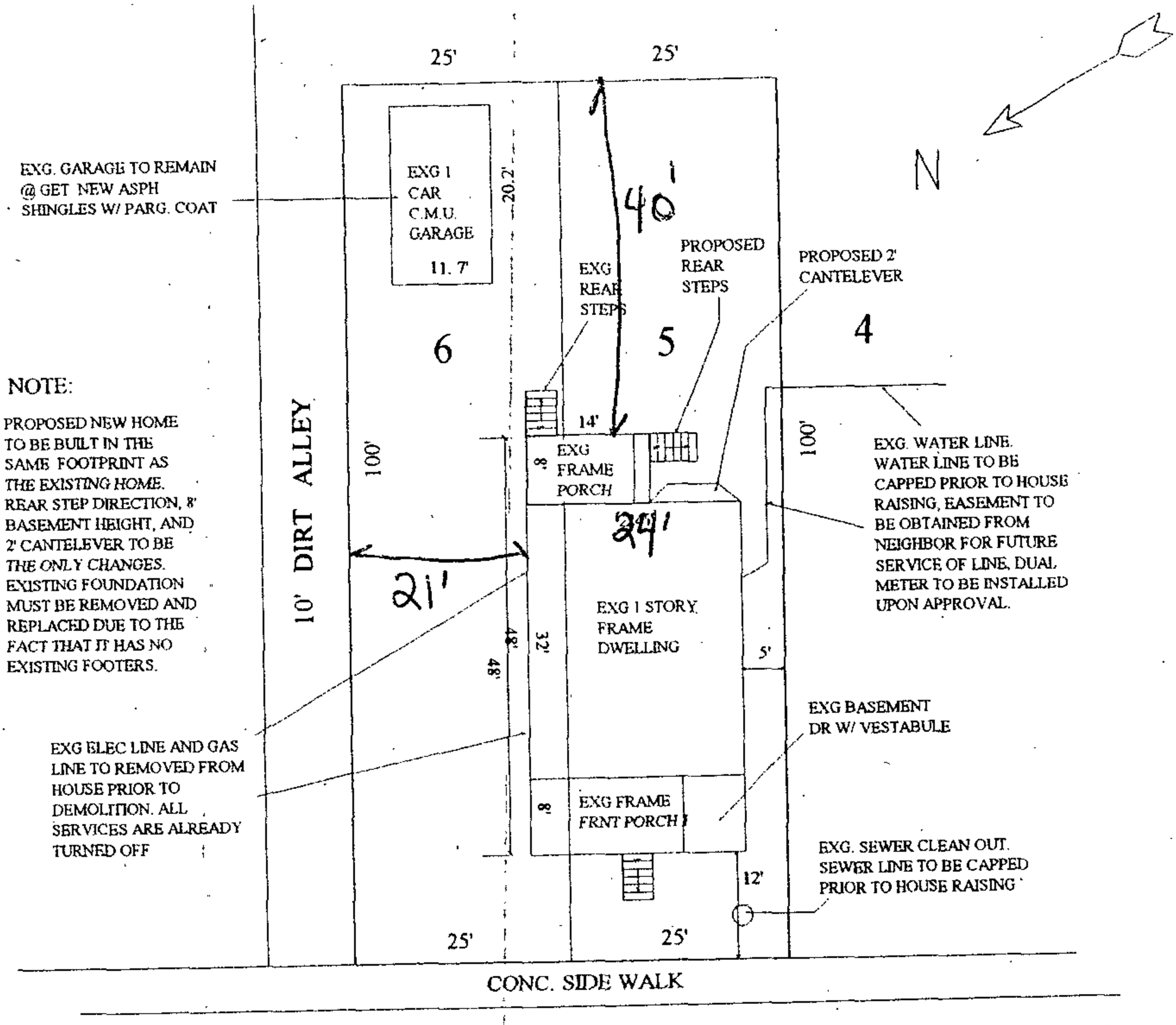
5205 Hawk Channel Dr.
West River, Md. 20778

This information was obtained both in person and over the phone from a variety of different county employees and therefore Reliable Professional Contracting Inc.can not except any legal, personal, or financial responsibility for any incorrect or incomplete information given by the County departments or changes in the laws from the time of this report to the time of construction.

We look forward to a successfully completed project and are available for any questions regarding this research.

Respectfully Submitted,

Richard P. Cosgrove
Reliable Professional Contracting Inc.


25'
25'
N
EXG. GARAGE TO REMAIN
@ GET NEW ASPH
SHINGLES W/ PARG. COAT
EXG 1
CAR
C.M.U.
GARAGE
11. 7'
20.2'
40'
EXG
REAR
STEPS
PROPOSED
REAR
STEPS
PROPOSED 2'
CANTELEVER
6
5
4
NOTE:
PROPOSED NEW HOME
TO BE BUILT IN THE
SAME FOOTPRINT AS
THE EXISTING HOME.
REAR STEP DIRECTION, 8'
BASEMENT HEIGHT, AND
2' CANTELEVER TO BE
THE ONLY CHANGES.
EXISTING FOUNDATION
MUST BE REMOVED AND
REPLACED DUE TO THE
FACT THAT IT HAS NO
EXISTING FOOTERS.
10' DIRT ALLEY
100'
14'
8'
EXG
FRAME
PORCH
100'
EXG. WATER LINE.
WATER LINE TO BE
CAPPED PRIOR TO HOUSE
RAISING, EASEMENT TO
BE OBTAINED FROM
NEIGHBOR FOR FUTURE
SERVICE OF LINE, DUAL
METER TO BE INSTALLED
UPON APPROVAL.
24'
21'
EXG 1 STORY
FRAME
DWELLING
48'
48'
32'
5'
EXG BASEMENT
DR W/ VESTABULE
EXG ELEC LINE AND GAS
LINE TO REMOVED FROM
HOUSE PRIOR TO
DEMOLITION. ALL
SERVICES ARE ALREADY
TURNED OFF
8'
EXG FRAME
FRNT PORCH
12'
EXG. SEWER CLEAN OUT.
SEWER LINE TO BE CAPPED
PRIOR TO HOUSE RAISING
25'
25'
CONC. SIDE WALK

Kimberly Wood
Code Enforcement Inspector

Case #:	06-6310
Violation Address:	123 Sollers Point Rd Baltimore, MD 21222
Owners:	Alice & Richard Bellamy
Address:	200 N Avondale Rd. Baltimore, MD 21222
Property is zoned:	DR 5.5
Charged w/ Violation:	BCC-Investment Property, Sec. 35-2-404 IBC – Sec. 115 Failure to raze or rehabilitate unsafe deteriorated structures.
Prior Case:	05-2613

Complaint originated from the Office of Community Conservation.

On 07/24/06, my inspection revealed a house & shed in disrepair, needing to be razed or rehabilitated. At this time, I issued a Correction Notice to the owners. Photos.

On 08/16/06, no change or response from the owners, therefore a Citation was issued.

On 08/21/06 and 09/05/06, I recd two faxes from Rick Cosgrove from Reliable Professional Contracting in regards to the plan for the structures.

As of yesterday, 09/12/06, the property remained the same.

Case Entry/Update

Format. . : . : CASRL

Mode . . . : CHANGE

File . . . . : PDLV0001

Notes: **07/24/06 ISSUED COR NOTICE TO RAZE OR REHAB ALL STRUCTURES ON PROPERTY. IF NO COMPLIANCE, GO IMMEDIATELY TO CITATION.(05-2613). PHOTOS. COMPL UPD. P/U 08/15/06 KW*** **08/16/06 NO CHANGE. PHOTOS. ISSUE CITATION. HEARING DATE 09/13/06, P/U 09/11/06 FOR PRE HEARING INSPECTION. KW***

08/21/06 & 09/05/06 RECD FAX FROM RELIABLE PROFESSIONAL CONTRACTING REGARDING WORK TO BE DONE TO THE PROPERTY. THEY WILL EITHER RAZE OR REHAB DWELLING. ADVISED THEY STILL NEED TO APPEAR AT THE HEARING. KW

09/12/06 NO CHANGE. CONTINUE W/ HEARING. P/U FOR FINAL ORDER 09/20/06 KW

F3=Exit F5=Refresh F6=Select format

F9=Insert F10=Entry F11=Change

F A C S I M I L E

TO: Balt. Co. Code Enforcement

Name: Ms. Wood

Fax #:

Pages: 1 of 3

FROM: R.P.C. Contracting

Name: Rick Cosgrove

Fax #:

Date/Time: 9/5/06 4pm

MESSAGE:

Re. 123 Sollers Point Rd.
CASE # 06-6310

Copy of requested letter signed by Mrs. Bellamy

Please call me @ 410-562-6753

Thanks

Rick Cosgrove

HP FAX

RELIABLE
PROFESSIONAL
CONTRACTING

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588

MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

September 4, 2006

Ms. Wood
Baltimore County Code Enforcement
111 West Chesapeake Ave.
Towson, Md. 21204

Re: 123 Sollers Point Rd
Baltimore, Md. 21222
Case No. 06-6310

Dear, Ms. Wood,

I am writing you this letter to notify you of my client's decision regarding her property located at the above address. Based on the findings of the pre-design research regarding all relevant county departments referencing her lawful ability to raise the house and build a new one, or remodel the existing house, she has decided to remodel the existing house. This decision was based on various findings within the relevant county departments and more so with the zoning department. Her signature below verifies and indicates her intent to move forward with a complete house remodel.

In addition to the above I would like to notify you of the remaining procedural steps and projected time frames to get the project to the point of construction readiness. Complete the site plan, remove the homeowner's belongings from the dwelling for storage and or disposal, complete the design plans, complete the product selections, complete the Architectural plans, complete the construction cost and contract, and obtain the building permit. These steps have a lot of variables to include the time the permit application takes to process and get approved.

RELIABLE
PROFESSIONAL
CONTRACTING

M.H.I.C# 50588
MHBR No. 5261

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

5205 Hawk Channel Dr.
West River, Md. 20778

As a result we are currently looking at a time frame of 2-4 months before construction can start. The next contract will be the design contract and the following contract will be the construction contract. I can furnish contract copies at your request so you can be aware of the progress. As a result of the clients decsion we are requesting that you postpone the fine and hearing date regarding the case number listed above and at the point of permit approval we are requesting that you cancel all fines and violations. If this is acceptable to you please call me at 410-562-6753. If there are additional requirements to meet our request please notify us so we can comply.

Your consideration regarding this matter is greatly appreciated.

Best Regards,

Richard P. Cosgrove
Reliable Professional Contracting, Inc.
5205 Hawk Channel Dr

Mrs. Alice Bellamy
200 N. Avondale Rd.
Baltimore, Md. 21222

16 6310

F A C S I M I L E

TO: MRS- Wood

FROM: R.P.C. Contracting Inc. Rick Cosgrove

Name:

Fax #:

Pages: 1 of 5

Name:

Fax #:

Date/Time: 8/21/06

MESSAGE:

RE: 123 Sollers Point Rd.

Copy of contract for new home to be built on site. Contract for pre-design research
Please call me.

Thank You

Rick

HP FAX

Filed 9-13-06

...ent
...Rm. 213
...Avenue
...Maryland 21204

Code Enforcement 410-887-3351
Building Inspection 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Signs/ Fences 410-887-3896

CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER: 06-6310 | PROPERTY TAX ID: 2-00-066700 | DATE ISSUED: 7/24/06

NAME(S): [illegible]

MAILING ADDRESS: 200 N. Hundale Rd

CITY: [illegible] STATE: MD ZIP CODE: [illegible]

VIOLATION ADDRESS: 123 Sothers Point Rd

CITY: BALTIMORE STATE: MARYLAND ZIP CODE: 21222

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

☐ DU (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ M1 (253) ☐ M11 (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 31-4-114

☐ 101; 102.1: Definitions: general use
☐ 1001.1: DR Zone sale regulations
☐ 428: License/ Remove all unregistered/ inoperative or damaged/ disabled motor vehicle(s).
☐ 1001.1D: Remove open dump/ junk yard
☐ 431: Remove commercial vehicle(s)
☐ 101; 102.1: Remove contractors equip. storage yard
☐ 101; 102.1; ZCPM: Cease service garage activities
☐ 402: Illegal conversion of dwelling
☐ 101; 102.1; ZCPM: Illegal home occupation
☐ 415A: License/ remove unregistered recreation vehicle
☐ 415A: Improperly parked recreation vehicle
☐ 415A: One recreational vehicle per property
☐ 410: Illegal Class II trucking facility
☐ 400: Illegal accessory structure placement.
☐ 1002.1; 270; 421.1: Illegal kennel. Limit 3 dogs
☐ 102.5: Residential site line violation /obstruction
☐ 408B: Illegal rooming/ boarding house
☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C)

☐ 13-7-112: Cease all nuisance activity
☐ 13-7-115: County to abate nuisance & lien costs
☐ 13-7-310: Remove all trash & debris from property
☐ 13-7-312: Remove accumulations of debris, materials, etc.
☐ 13-7-201(2): Cease stagnant pool water
☐ 12-3-106: Remove animal feces daily
☐ 35-5-303(a)(c): Seal exterior openings from rodents & pests
☐ 13-4-201(b)(d): Store garbage in containers w/tight lids
☐ 35-2-301: Obtain building/ fence/ sign permit
☐ 18-2-601: Remove all obstruction(s) at street, alley, road
☐ 13-7-310(2): Remove bird seed / other food for rats
☐ 32-3-102: Violation of development plan/ site plan
☐ BC 115; BCBC 115: Remove/Repair unsafe structure [illegible]
☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds in excess of three (3) inches in height

OWNER OCCUPIED HOUSING (B.C.C)

☐ 35-5-302(a)(1): Unsanitary conditions.
☐ 35-5-302(a)(3): Cease _____ infestation from prop.
☐ 35-5-302(b)(1)(2): Repair deteriorative trim, cornices, etc.
☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions
☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s)
☐ 35-5-302(a)(2): Store all garbage in trash cans
☐ 35-5-302(b)(1): Repair exterior structure
☐ 35-5-302(b)(1)(3): Repair exterior extensions
☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces
☐ 35-5-302(b)(1)(7): Repair defective fence

INVESTMENT PROPERTY (B.C.C)

☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition
☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members
☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry
☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below)
☐ 35-2-404(a)(1)(3): Repair/remove defective exterior sign(s)
☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members
☐ 35-2-404(a)(1)(iv): Repair exterior chimney
☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof/ foundations
☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris
☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure

OTHER VIOLATIONS OR REMARKS:

Cease & Desist
all structures.
Appeal Case 05-261

☐ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ $200 ☐ $500 ☐ $1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: 8/15/06 INSPECTOR NAME: K. Wood
PRINT NAME (see back)

VIOLATION SITE

RELIABLE
PROFESSIONAL
CONTRACTING INC.

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588
MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

CONTRACT

Date: 8/6/06

Contract #0307

M.H.I.C.# 50588
MHBR No. 5261

SUBMITTED TO:
Name: Mrs. Alice Bellamy
Address: 200 N. Avondale Rd
City, State: Baltimore, Md. 21222
Phone# 410-440-5899

WORK PERFORMED AT:
Address: 123 Sollers Point Rd.
City, State: Baltimore, Md. 21222

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

To provide all research to determine what can be built on the parcel at 123 Sollers Point Rd as well as to determine what is the most cost effective approach to the build, a modular home, or a field built home. The results of the research and work will yield a location and or a property line survey, a site plan that will show the available space on the lot which can be used for the new dwelling, and a estimate on the cost of a modular home verses a field built home.

The client is paying a non-refundable retainer of $2,000.00 to provide these services. All work will be billed at a cost of $55.00 per hour per man and all required materials will be deducted out of the retainer. Any additional cost required above and beyond the retainer amount will be billed to the client at the mentioned rate above and any additional material cost will be reimbursed by the client. Any remaining money will be

used as a down payment for the next phase of the project. Billable time includes all and any time relavent to producing the final contracted result stated above to include road time, meeting time, phone time, and subcontractor logistics. The retainer does not include any cost for engineers, surveys, permits, county fees or any other cost outside of administrative time to produce the final result of this contract. The client will receive all time sheets and material receipts for work and materials required to complete the contract.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of : two thousand dollars ($2,000.00)

with payments to be made as follows:
payment due in full at contract signing

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. If final payment has not been paid within 30 day's of completion date a 1.5% charge will be added monthly (18% Annual). Customer will pay any legal or other fees acquired by contractor, as a result of non-payment. Contractor is not responsible for imperfections in final results, as a result of existing conditions.

Respectfully submitted, [signature]

Note- this proposal may be withdrawn by us if not accepted within three (14) days.

Work to commence within 1 week(s) from the date of this contract, and to be fully completed 12 week(s) from the start of the project. Contractor will not be responsible for delays in start and stop dates as a result of strikes, accidents, bad weather, acts of God, or delays beyond our control.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature [signature] Date Aug. 6, 2006

Signature_____ Date_____

Home Improvement contractors and subcontractors must be licensed by the Maryland Home Improvement Commission. If you have any questions contact The Maryland State Home Improvement Commission at, 501 St. Paul Place, Baltimore, Maryland 21202, phone 410-230-6252

VIVANbell@AOL.com
alicebellamy@baltimorecity.gov.

Notice of Right of Rescission

Notice to customer required by Federal law:

You have entered into a transaction on August 6 2006 which may result in a lien, mortgage or other security interest on your home. You have a legal right under Federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three days from the above date or any later date on which all material disclosures required under the the Truth in Lending Act have been given to you. If you so cancel this transaction, any lien, mortgage or other security interest on your home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction, you may do so by notifying Reliable Professional Contracting Inc.at, 5205 Hawk Channel Dr. West River, Md. 20778 by mail or by
telegram not later than midnight of August 9 2006. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below.

I hereby cancel this transaction.

_____
same

_____
date

Receipt is herewith acknowledged of the foregoing NOTICE, the undersigned CUSTOMERS having received copies thereof, this 6th day of August , 2006.

Alice J. Williams
same

RELIABLE
PROFESSIONAL
CONTRACTING INC.

PH: 410-562-6753
FX: 410-867-1048
E: rpccontracting@verizon.net

M.H.I.C# 50588
MHBR No. 5261

5205 Hawk Channel Dr.
West River, Md. 20778

CONTRACT

Date: 8/6/06

Contract #0307

M.H.I.C.# 50588
MHBR No. 5261

SUBMITTED TO:
Name: Mrs. Alice Bellamy
Address: 200 N. Avondale Rd
City, State: Baltimore, Md. 21222
Phone# 410-440-5899

WORK PERFORMED AT:
Address: 123 Sollers Point Rd.
City, State: Baltimore, Md. 21222

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

To provide all research to determine what can be built on the parcel at 123 Sollers Point Rd as well as to determine what is the most cost effective approach to the build, a modular home, or a field built home. The results of the research and work will yield a location and or a property line survey, a site plan that will show the available space on the lot which can be used for the new dwelling, and a estimate on the cost of a modular home verses a field built home.

The client is paying a non-refundable retainer of $2,000.00 to provide these services. All work will be billed at a cost of $55.00 per hour per man and all required materials will be deducted out of the retainer. Any additional cost required above and beyond the retainer amount will be billed to the client at the mentioned rate above and any additional material cost will be reimbursed by the client. Any remaining money will be

used as a down payment for the next phase of the project. Billable time includes all and any time relavent to producing the final contracted result stated above to include road time, meeting time, phone time, and subcontractor logistics. The retainer does not include any cost for engineers, surveys, permits, county fees or any other cost outside of administrative time to produce the final result of this contract. The client will receive all time sheets and material receipts for work and materials required to complete the contract.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of : two thousand dollars ($2,000.00)

with payments to be made as follows:
payment due in full at contract signing

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. If final payment has not been paid within 30 day's of completion date a 1.5% charge will be added monthly (18% Annual). Customer will pay any legal or other fees acquired by contractor, as a result of non-payment. Contractor is not responsible for imperfections in final results, as a result of existing conditions.

Respectfully submitted, [signature]

Note- this proposal may be withdrawn by us if not accepted within three (14) days.

Work to commence within 1 week(s) from the date of this contract, and to be fully completed 12 week(s) from the start of the project. Contractor will not be responsible for delays in start and stop dates as a result of strikes, accidents, bad weather, acts of God, or delays beyond our control.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature [signature] Date Aug. 6, 2006

Signature_____ Date_____

Home Improvement contractors and subcontractors must be licensed by the Maryland Home Improvement Commission. If you have any questions contact The Maryland State Home Improvement Commission at, 501 St. Paul Place, Baltimore, Maryland 21202, phone 410-230-6252

VIVANbell@AOL.com
alicebellamy@baltimorecity.gov.

Notice of Right of Rescission

Notice to customer required by Federal law:

You have entered into a transaction on August 6 2006 which may result in a lien, mortgage or other security interest on your home. You have a legal right under Federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three days from the above date or any later date on which all material disclosures required under the the Truth in Lending Act have been given to you. If you so cancel this transaction, any lien, mortgage or other security interest on your home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction, you may do so by notifying Reliable Professional Contracting Inc.at, 5205 Hawk Channel Dr. West River, Md. 20778 by mail or by
telegram not later than midnight of August 9 2006. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below.

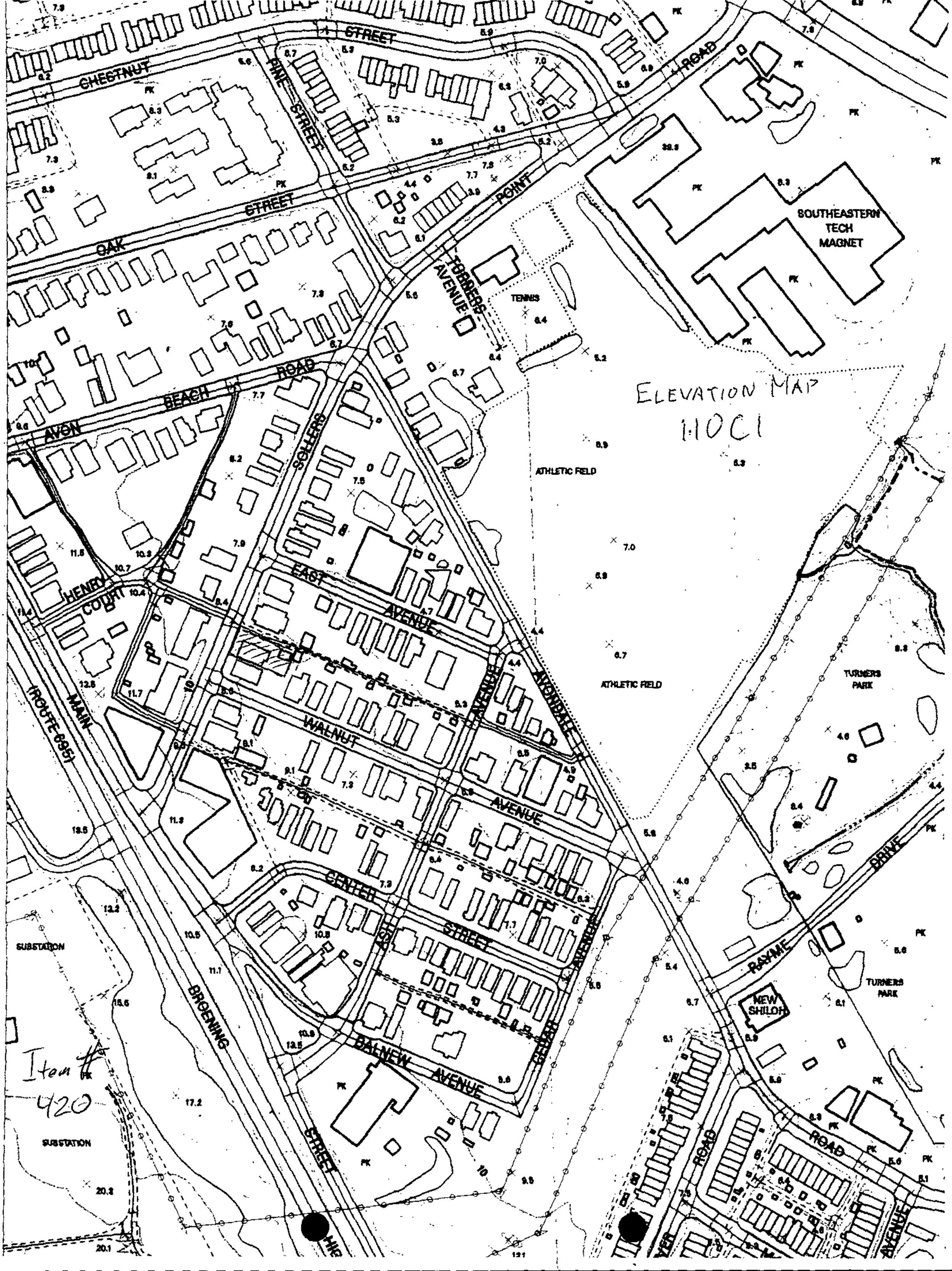
I hereby cancel this transaction.

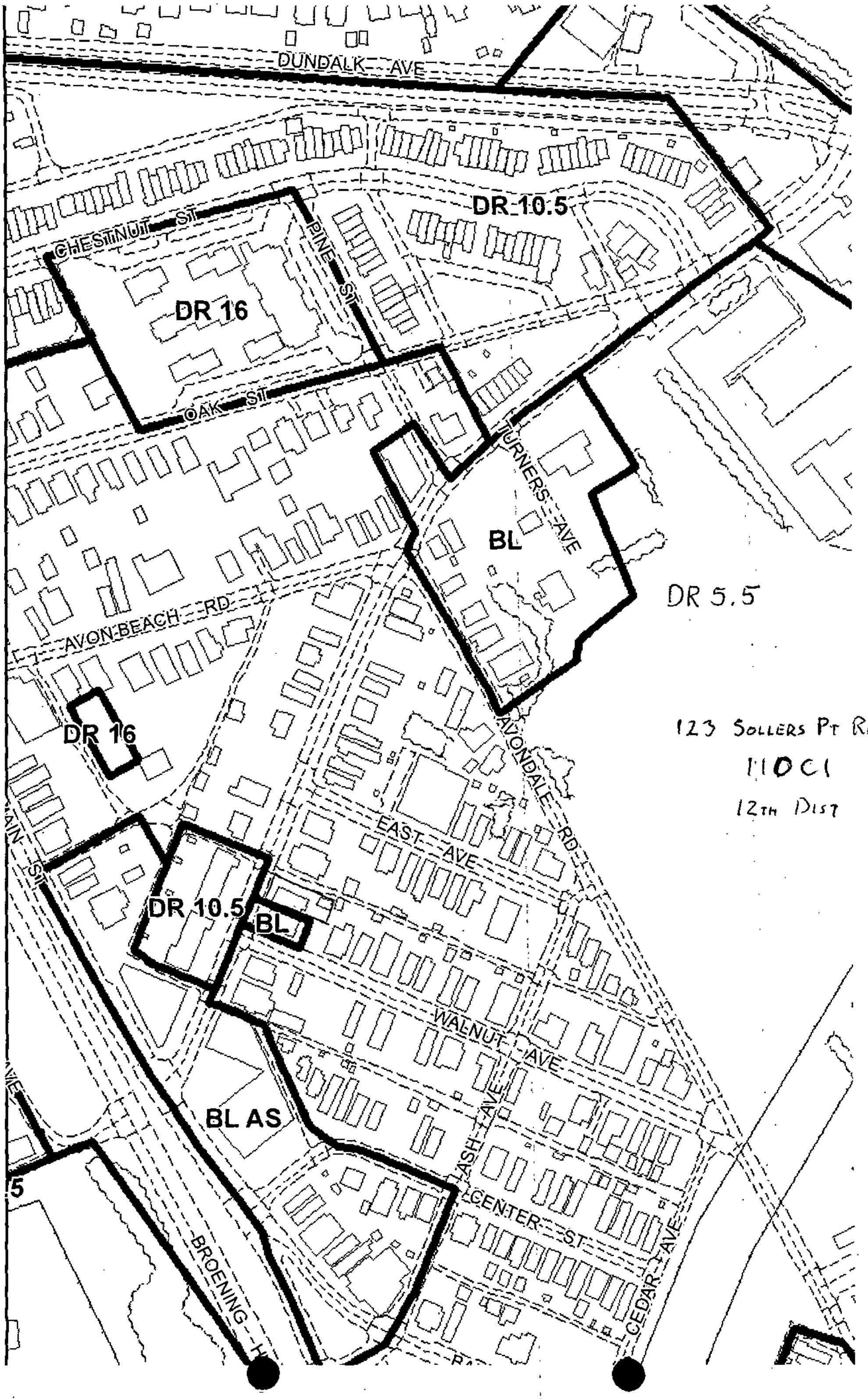
_____
same

_____
date

Receipt is herewith acknowledged of the foregoing NOTICE, the undersigned CUSTOMERS having received copies thereof, this 6th day of August , 2006.

same


CHESTNUT
STREET
PINE STREET
ROAD
OAK
STREET
POINT
SOUTHEASTERN TECH MAGNET
TORRENS AVENUE
TENNIS
BEACH
ROAD
AVON
SOLLERS
ATHLETIC FIELD
ELEVATION MAP
1:10C1
HENRY COURT
EAST AVENUE
AVONDALE
ATHLETIC FIELD
TURNERS PARK
MAIN (ROUTE 695)
WALNUT
AVENUE
CENTER STREET
ASH
CEDAR
AVENUE
DRIVE
RAYME
NEW SHILOH
TURNERS PARK
SUBSTATION
BROENING
BALNEW AVENUE
STREET
ROAD
AVENUE
SUBSTATION
Item # 420


DUNDALK AVE
CHESTNUT ST
PINE ST
DR 10.5
DR 16
OAK ST
TURNERS AVE
BL
DR 5.5
AVON BEACH RD
DR 16
AVONDALE RD
123 SOLLERS PT RD
11OC1
12TH DIST
EAST AVE
DR 10.5
BL
WALNUT AVE
BL AS
ASH AVE
CENTER ST
CEDAR AVE
BROENING H

Item # 420

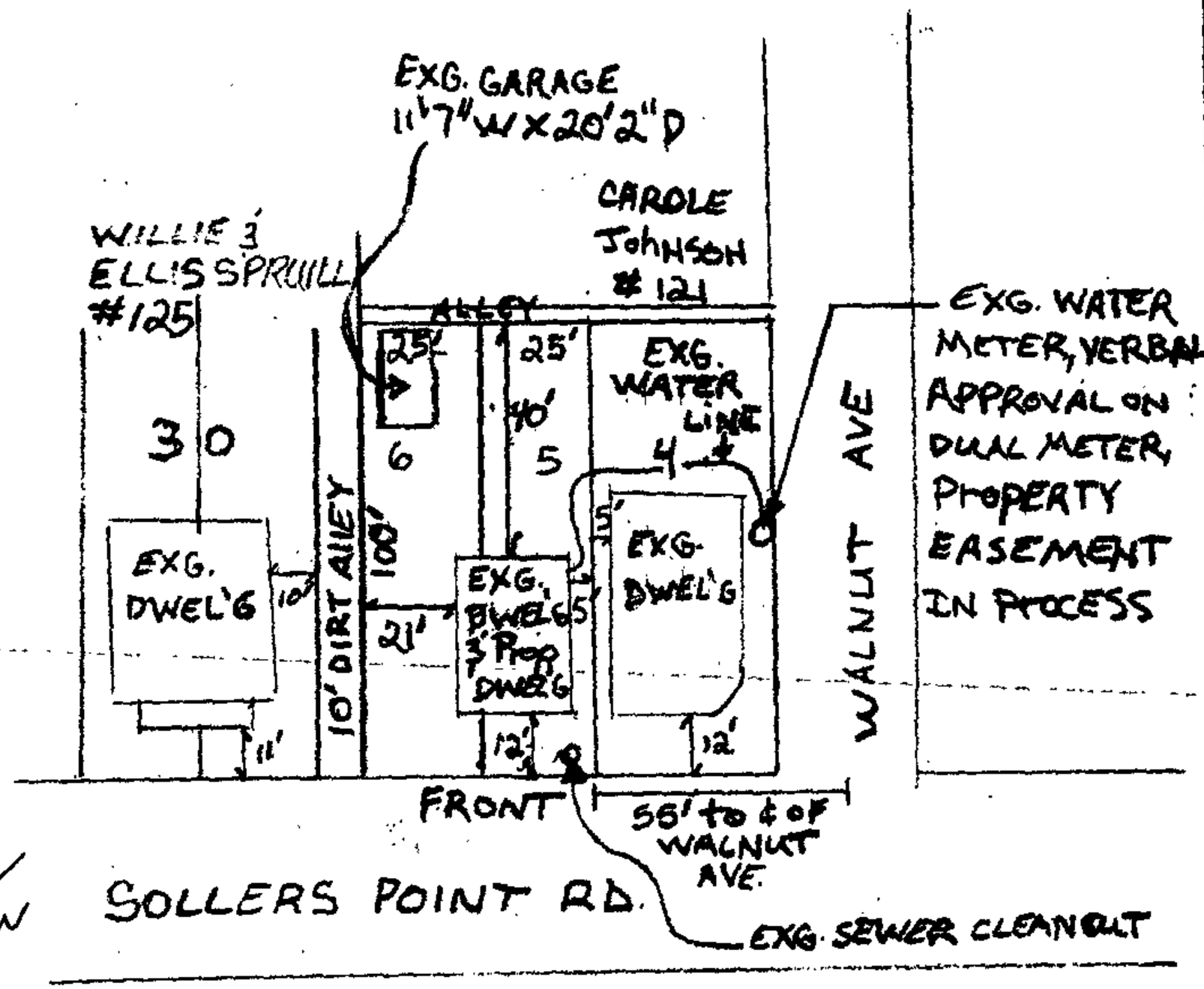
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

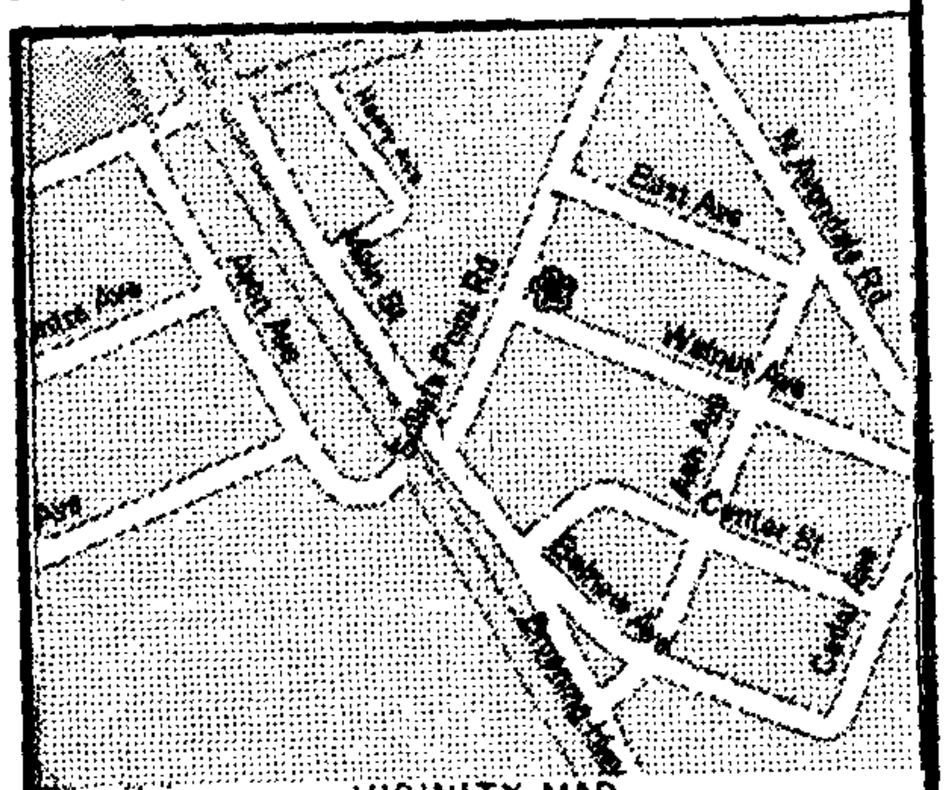
PROPERTY ADDRESS 123 Sollers Point Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Turner (Turner Station)

PLAT BOOK # WPC 4 FOLIO # 158 LOT # 5-6 SECTION # ____

OWNER Alice P. Bellamy





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 110C1

ZONING DR 5.5

LOT SIZE .12 ACREAGE 5000 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☒	☐

PRIOR ZONING HEARING NONE

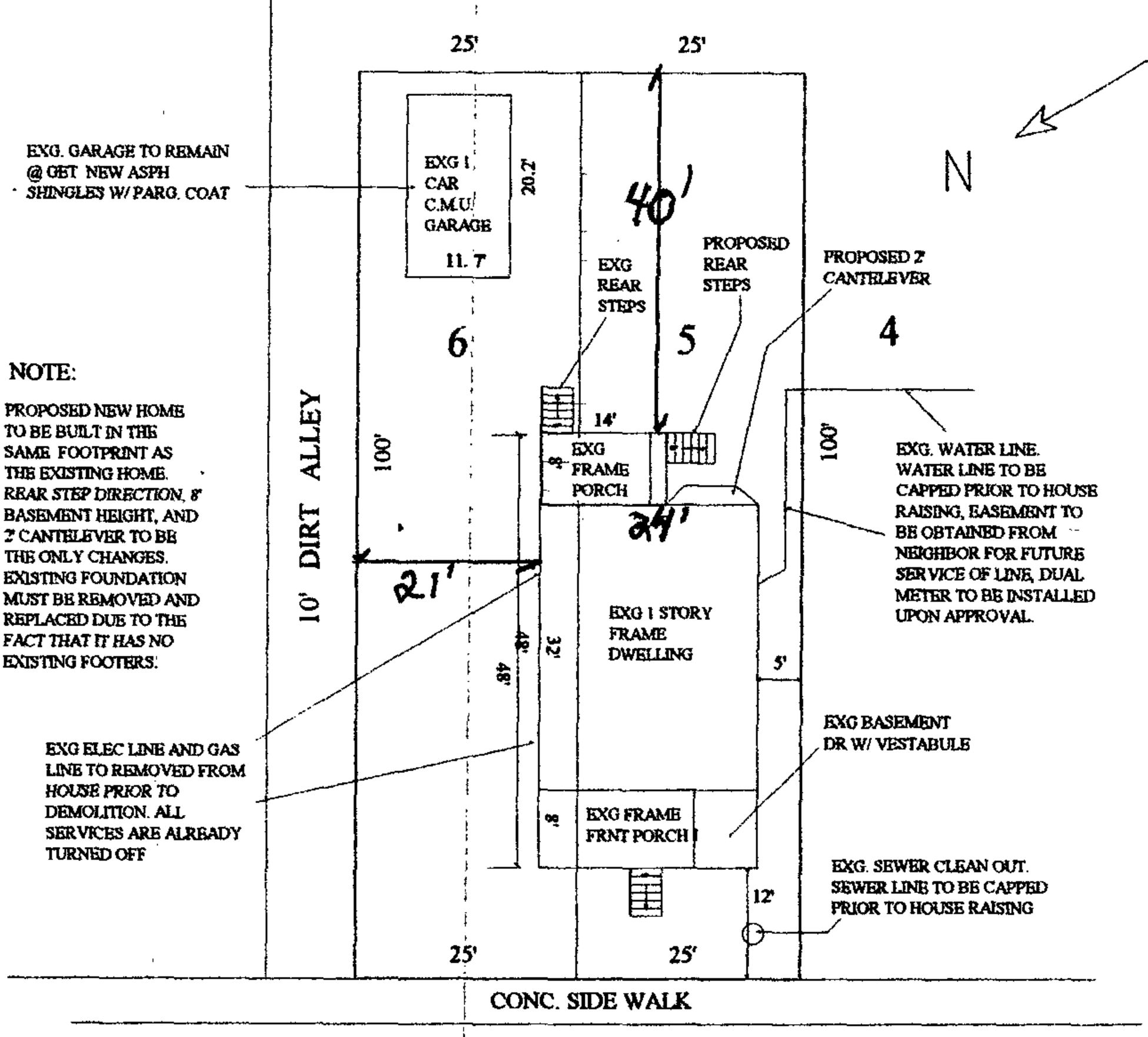
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
KDD		07-420-SPH

NORTH

PREPARED BY R.P.C.

SCALE OF DRAWING: 1" = 50'



Water & Waste: Public

Flood Zone: ~~C~~ A

Critical Area Classification: I.D.A.

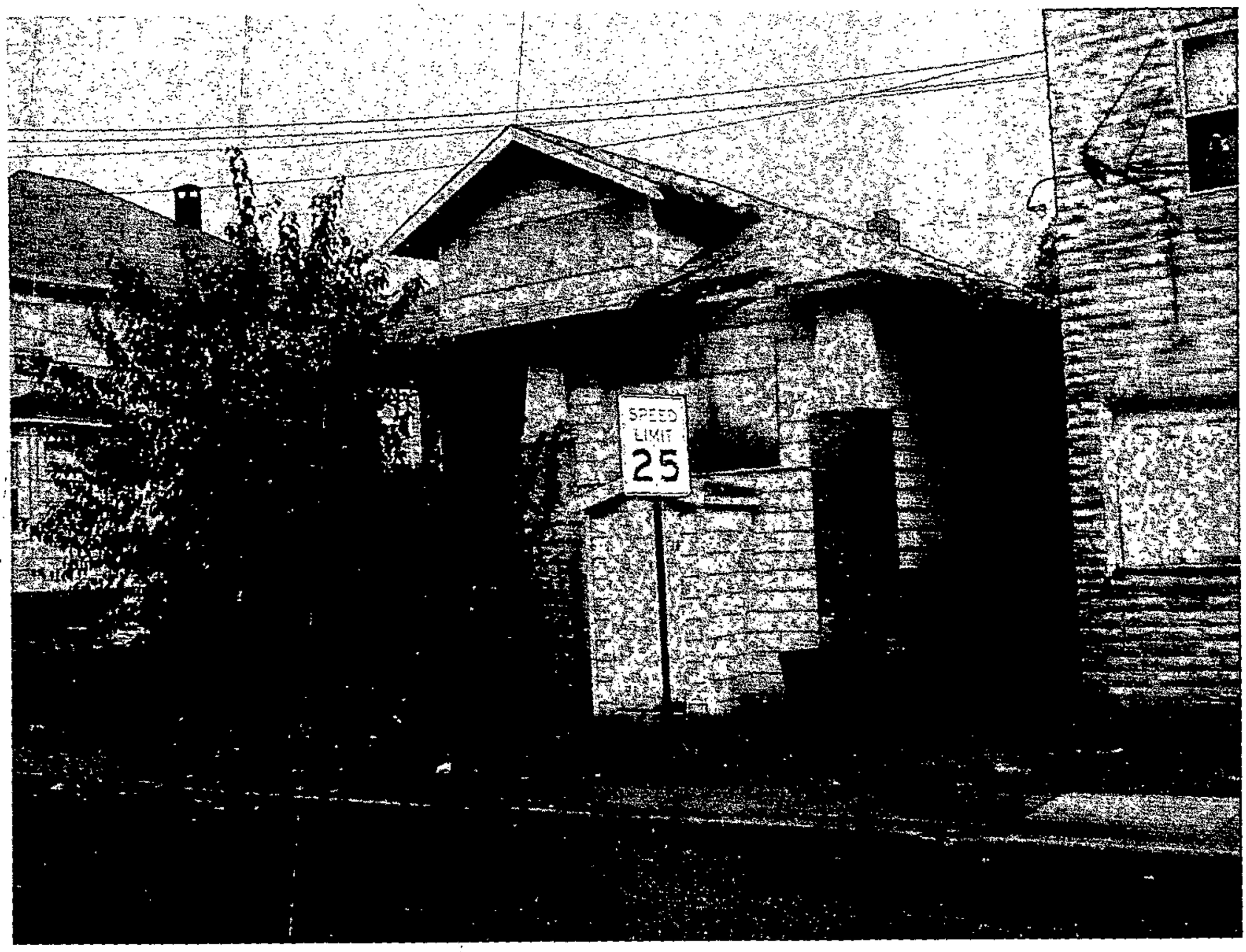
Zoning Classification: DR 5.5

Item # 420

SITE PLAN FOR: 123 Sollers Point Rd. Baltimore Md. 21222			
Lot: 5 & 6		Plat Book: WPC No. 4	
Block:		Folio: 158	
Plat Entitled: Plat of Turner		Liber:	
Recorded In: Baltimore County		Zone: ~~C~~ A	

Reliable Professional Contracting Inc.
5205 Hawk Channel Dr. West River, Md. 20778
ph: 410-562-6753 fx: 410-867-1048
e-mail: rpccontracting@verizon.net
M.H.I.C. # 50588 MHBR NO. 5261

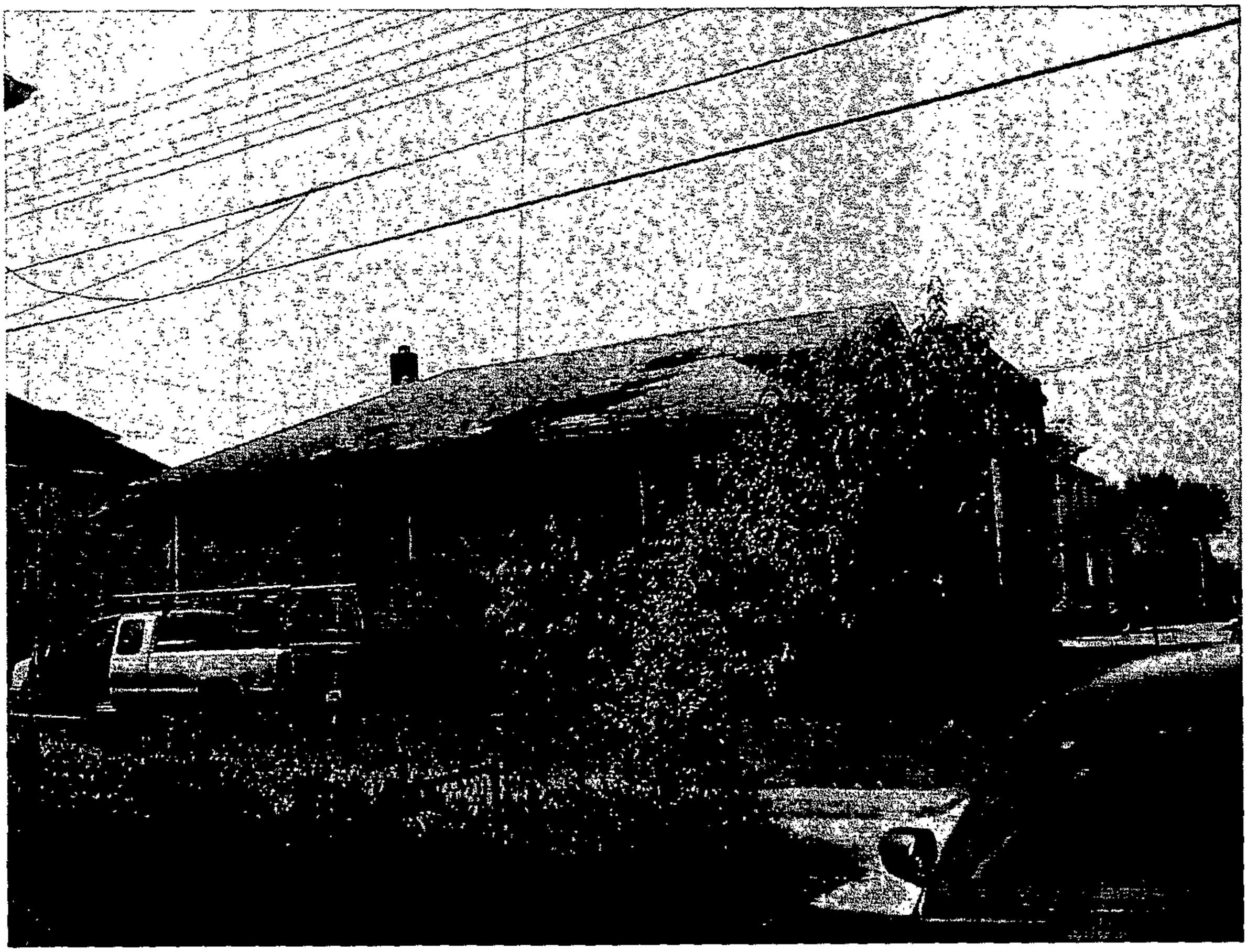
Scale: 1" = 20'	Project: Bellamy Residence
Date: 9/1/06	Drawing: Site Plan
Drawn by: R.P.C.	



①

Exg. Front Elevation
123 Sollers Point Rd. 21222
(Notice adjacent homes)
(Notice damage)

Item #420



(2)

Exg. Left Side Elevation
123 Sollers Point Rd. 21222
(Notice Damage)

Item #420

(3)

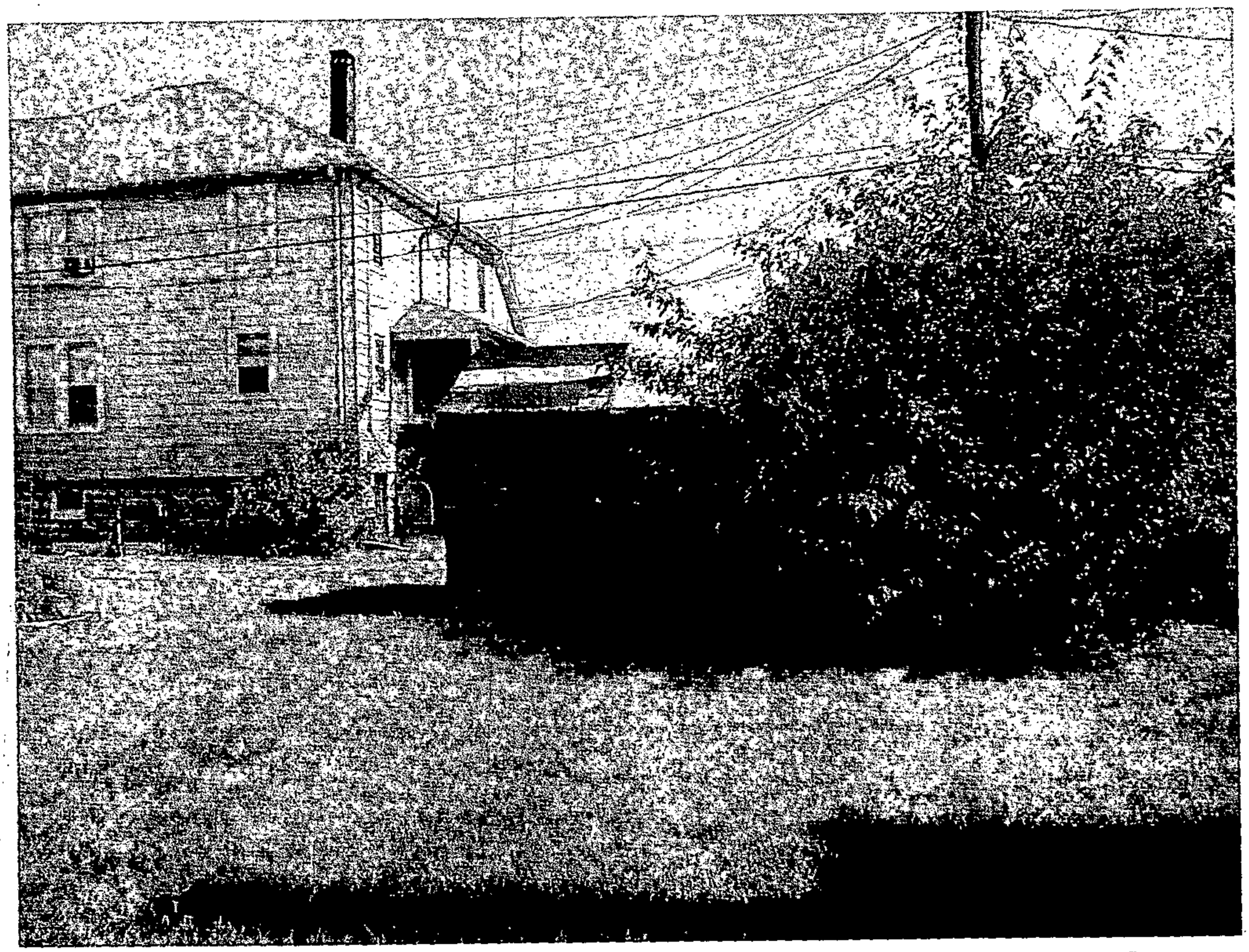
Exg. Left side & rear elevations
123 Sellers Point Rd.
(Notice right side adjacent
Property & exg. shed)

Item #420

(4)

Exg. rear elevation
123 Sollers Point Rd.
(Notice damage and
adjacent properties)

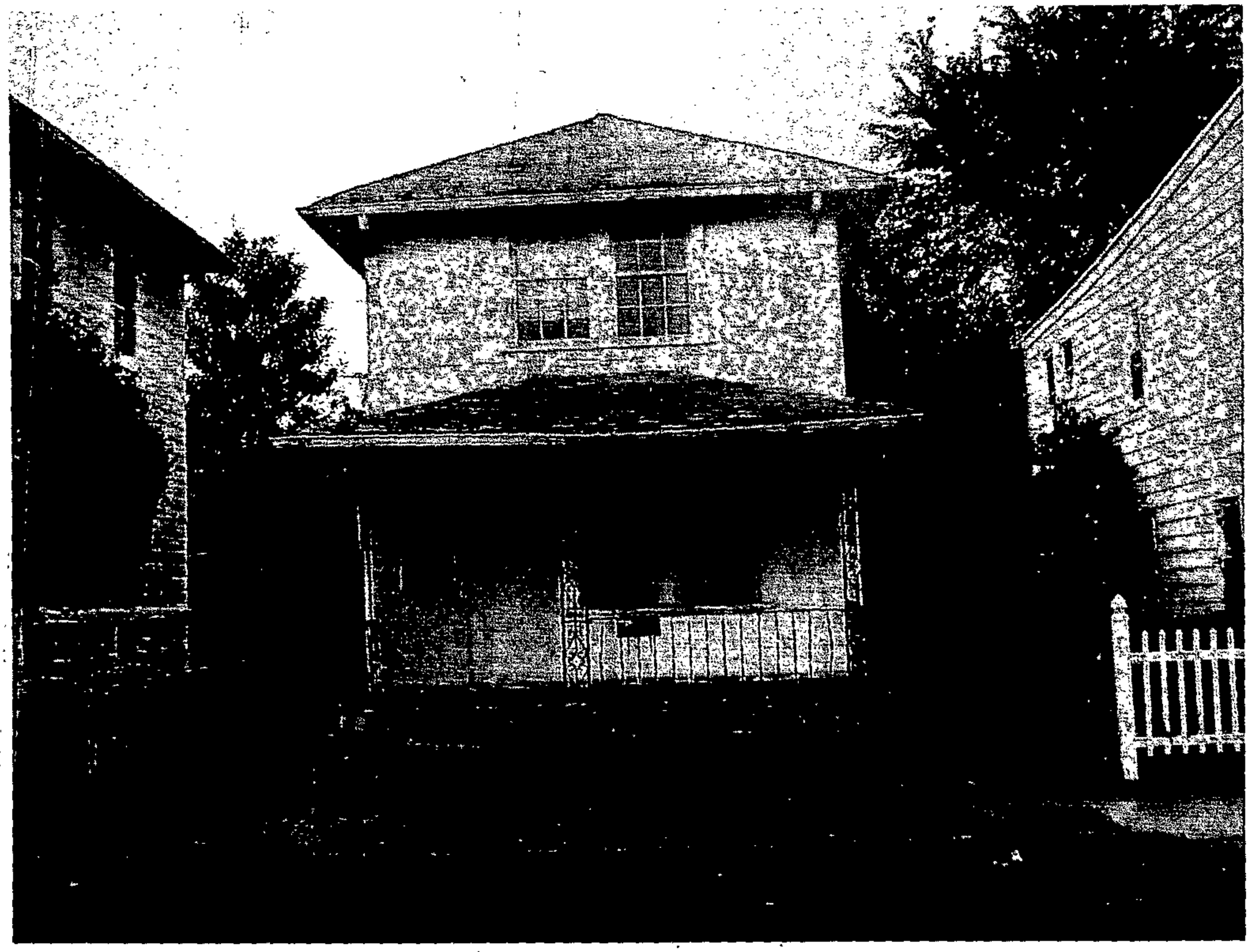
Item #420



5

Exg. Shed
123 Sollers Point Rd
(Notice adjacent property
on Left side of house)

Item # 420



EXAmple #1

Existing house around the corner,

Example of Majority of Architectural consistency in the community

New home plans model this design (style) Item #420

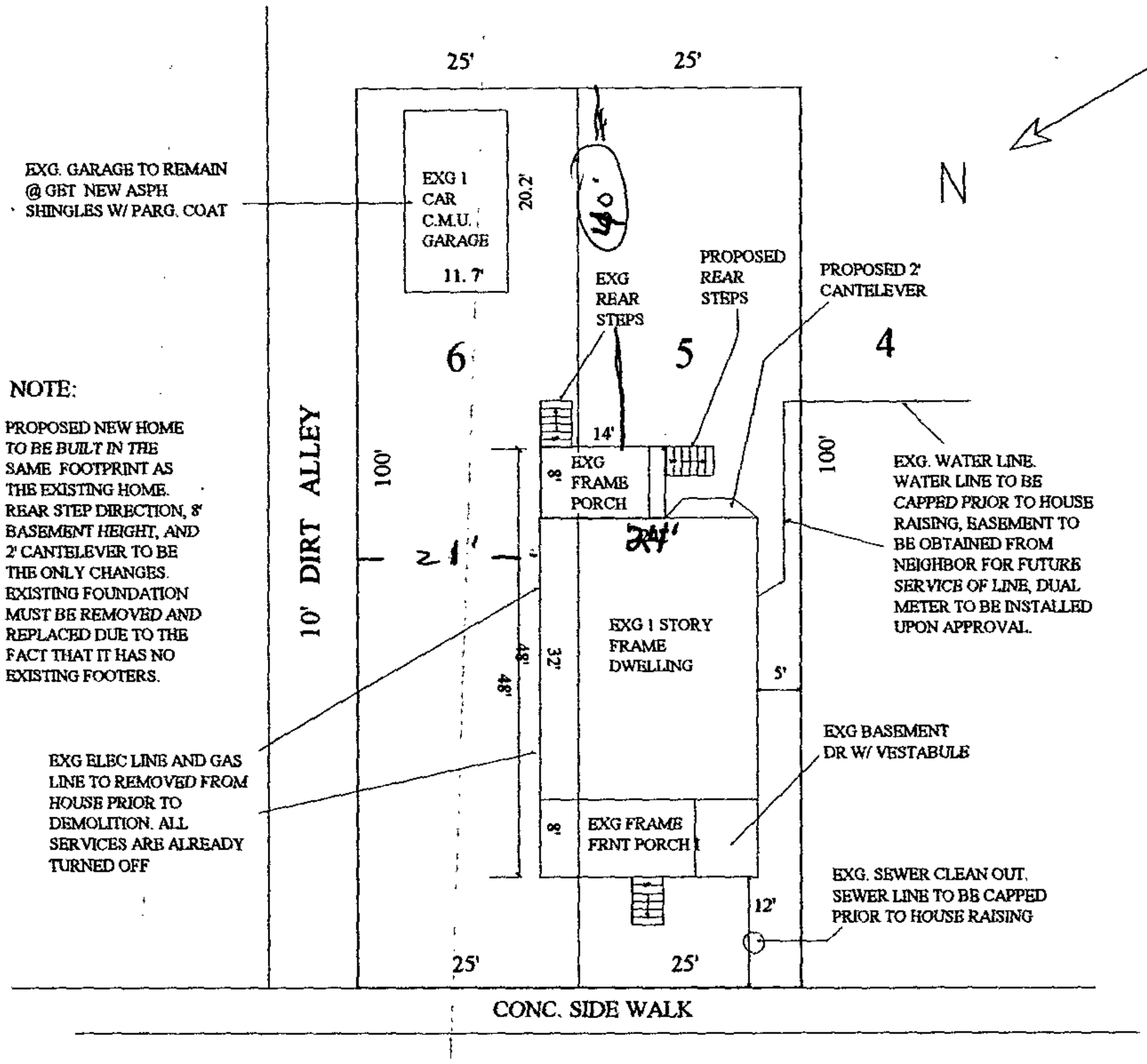
EXAmple #2

(7)

Existing house around the corner,
Second example of majority of
Architectural consistency
in the community

Item #420

New home plans model this design (style)



Water & Waste: Public

Flood Zone: ~~X~~ A

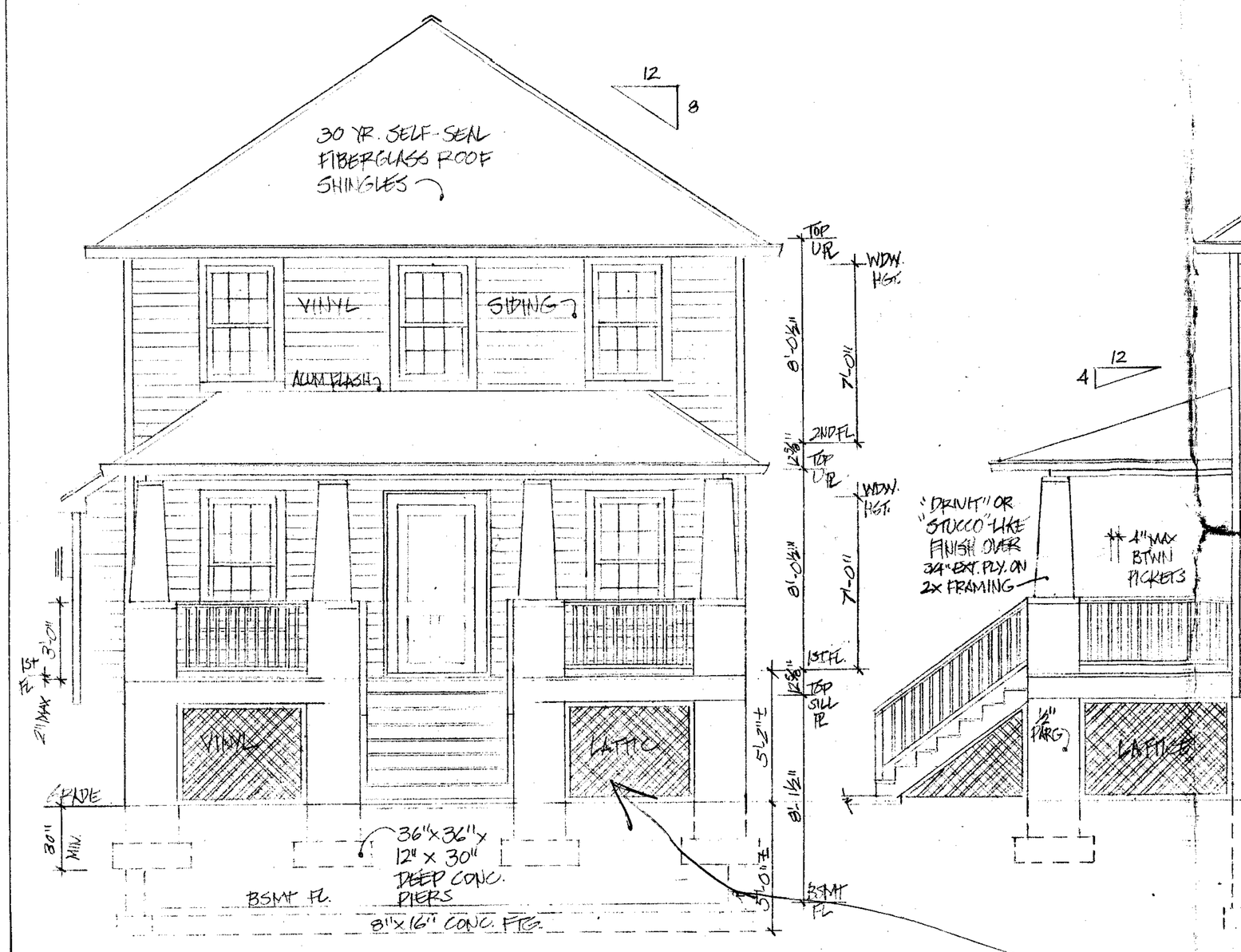
Critical Area Classification: I.D.A.

Zoning Classification: DR 5.5

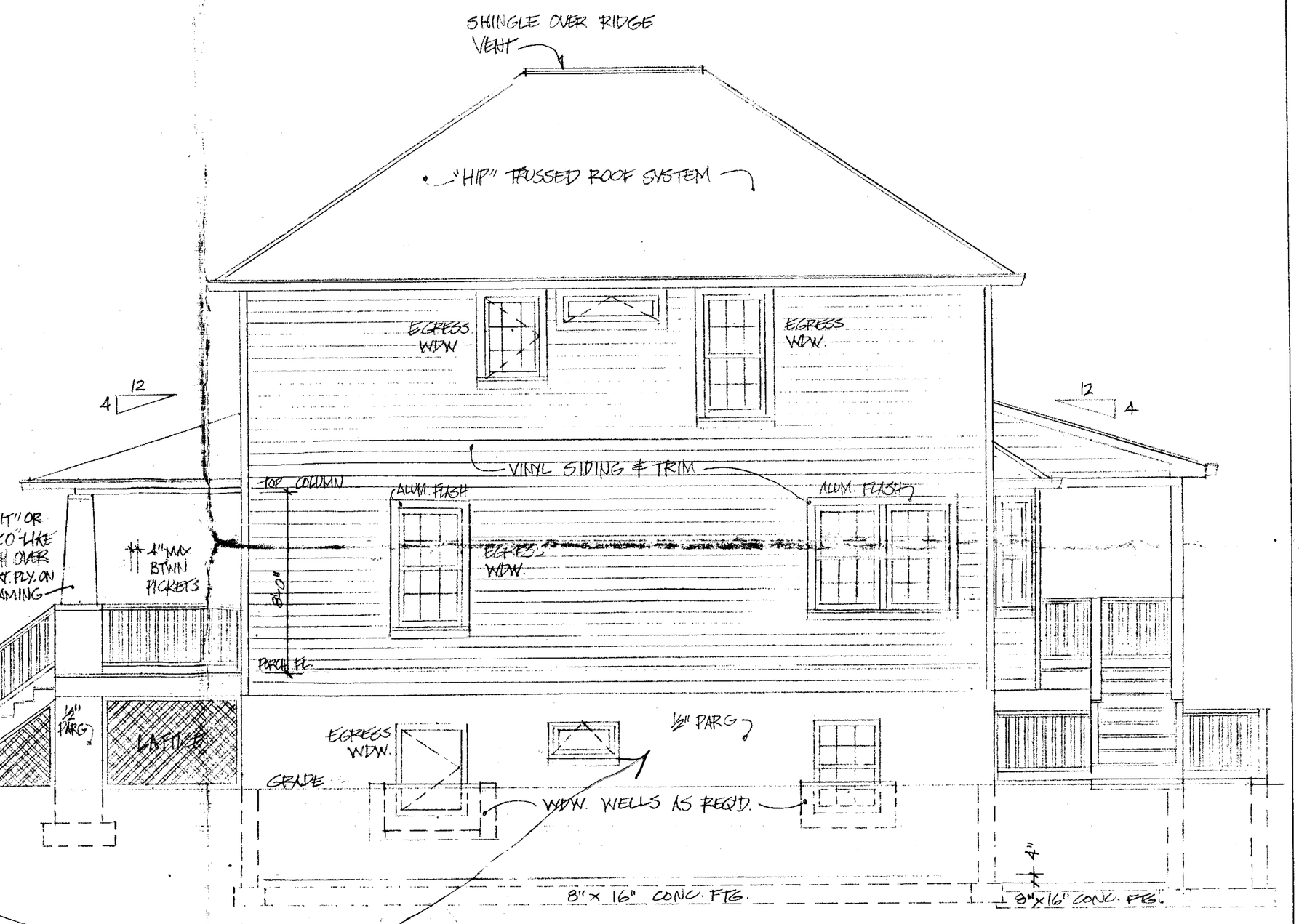
SITE PLAN FOR: 123 Sollers Point Rd. Baltimore Md. 21222			
Lot: 5 & 6		Plat Book: WPC No. 4	
Block:		Folio: 158	
Plat Entitled: Plat of Turner		Liber:	
Recorded In: Baltimore County		Zone: C	

Reliable Professional Contracting Inc.
5205 Hawk Channel Dr. West River, Md. 20778
ph: 410-562-6753 fx: 410-867-1048
e-mail: rpccontracting@verizon.net
M.H.I.C. # 50588 MHBR NO. 5261

Scale: 1" = 20'	Project: Bellamy Residence
Date: 9/1/06	Drawing: Site Plan
Drawn by: R.P.C.	



FRONT ELEVATION



RIGHT SIDE ELEVATION

Flood Zone A
No BSMT, Plans will be revised. Elev. will be required hgt. above sea Level

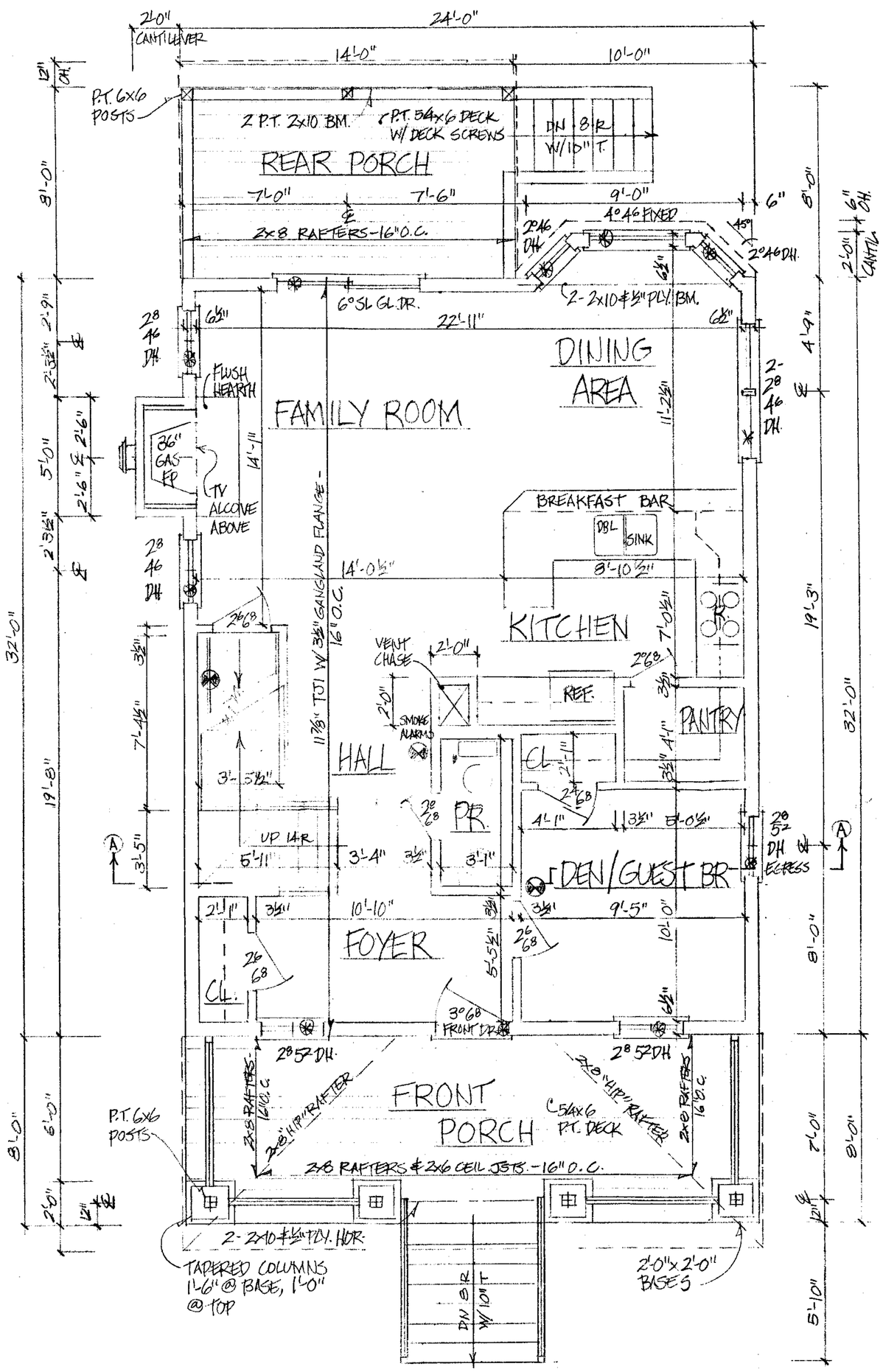
SCALE: ¼" = 1'-0"

Item #420

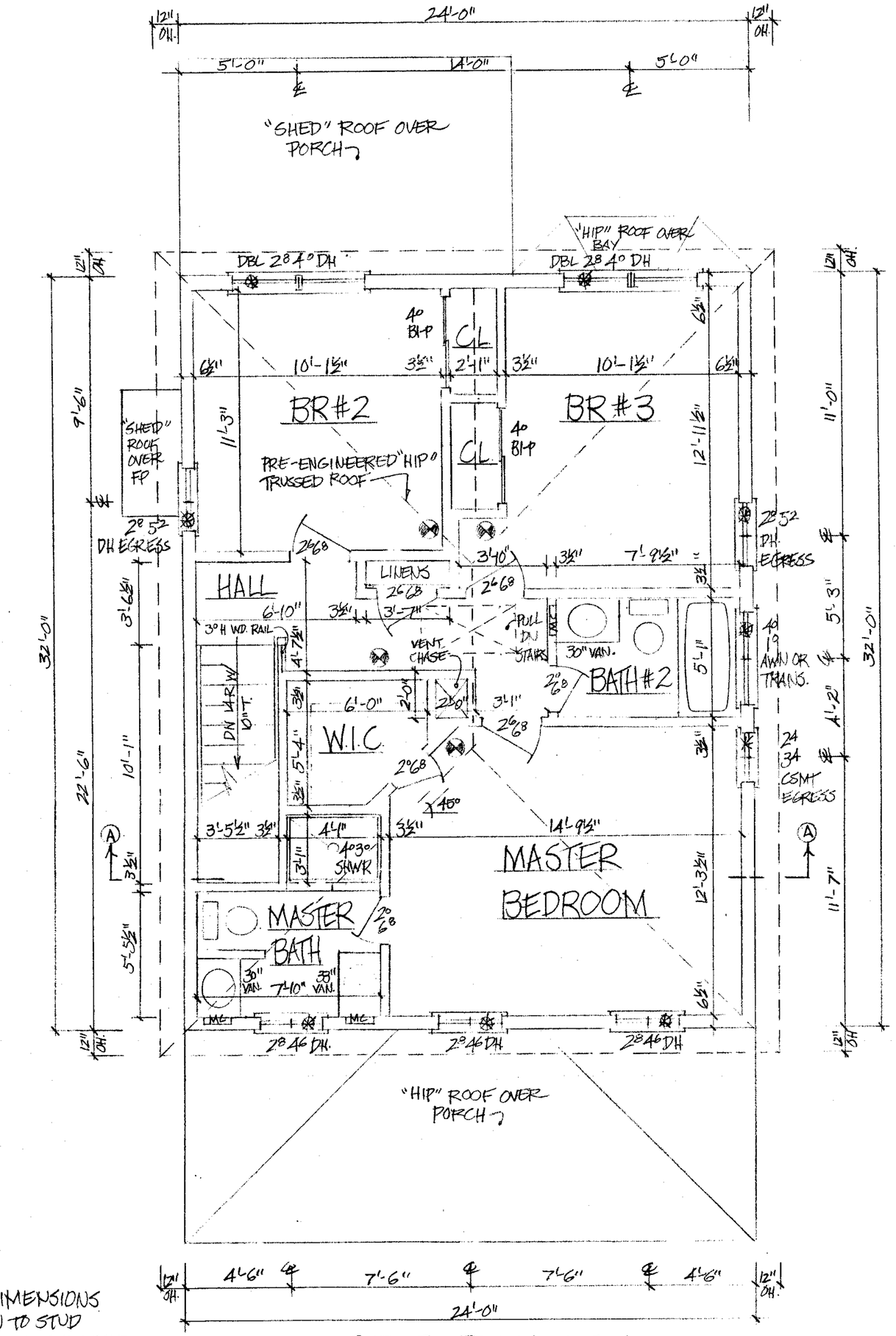
1/4

BELLAMY RESIDENCE

RELIABLE PROFESSIONAL CONTRACTING, INC.



1ST FL PLAN VIEW



2ND FL. PLAN VIEW

NOTE

1. INTERIOR DIMENSIONS ARE GIVEN TO STUD
2. SMOKE ALARMS TO BE HARD-WIRED & SERIES CONNECTED W/ BATTERY BACK-UP
3. HVAC SQ. FT. = 1550 TOTAL 1ST FL - 782 & 2ND FL - 768
4. EGRESS WDWS - NET MIN. CLEAR OPENING - 5.7 ft², WIDTH - 20", HGT. - 24" MAX SILL HGT - 44"
5. PRE-FAB WALLS DON'T REQUIRE STANDARD HDRS. - SEE SECT. "A-A"

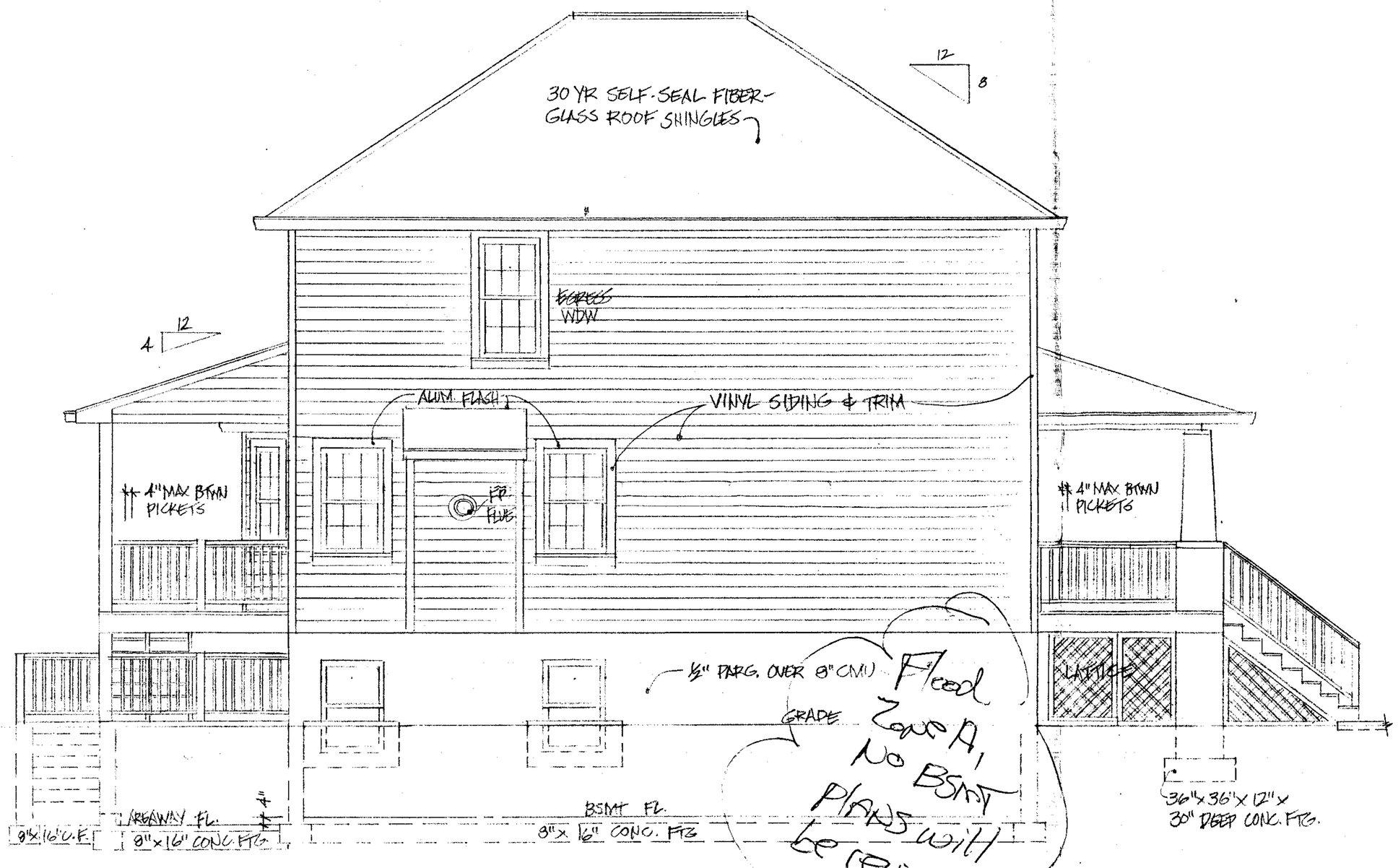
Item #420

2/4

PLAN VIEWS

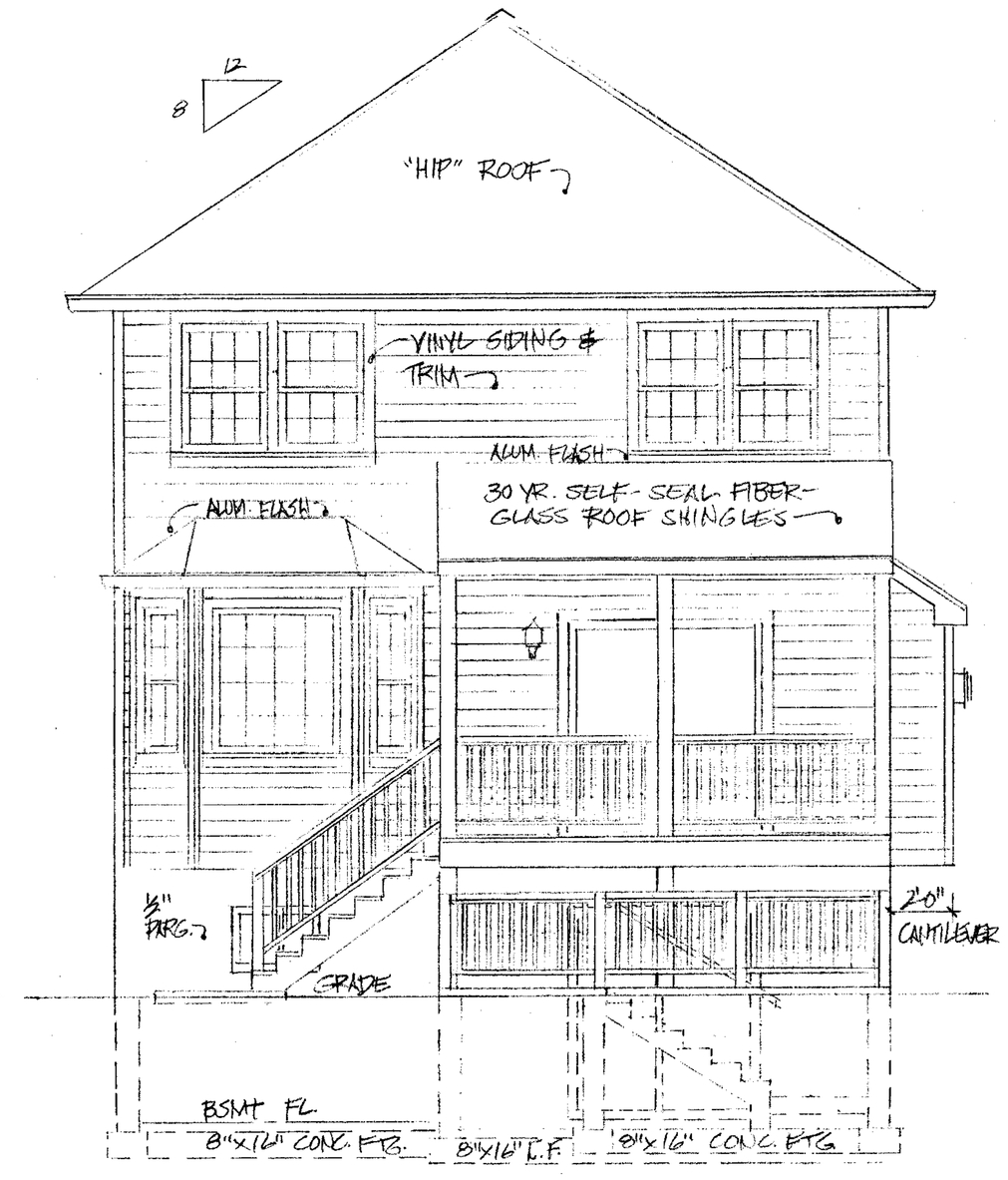
SCALE: 1/4" = 1'-0"

RELIABLE PROFESSIONAL CONTRACTING, INC.



LEFT SIDE ELEVATION

Flood Zone A, No Bsmt Plans will be revised



REAR ELEVATION

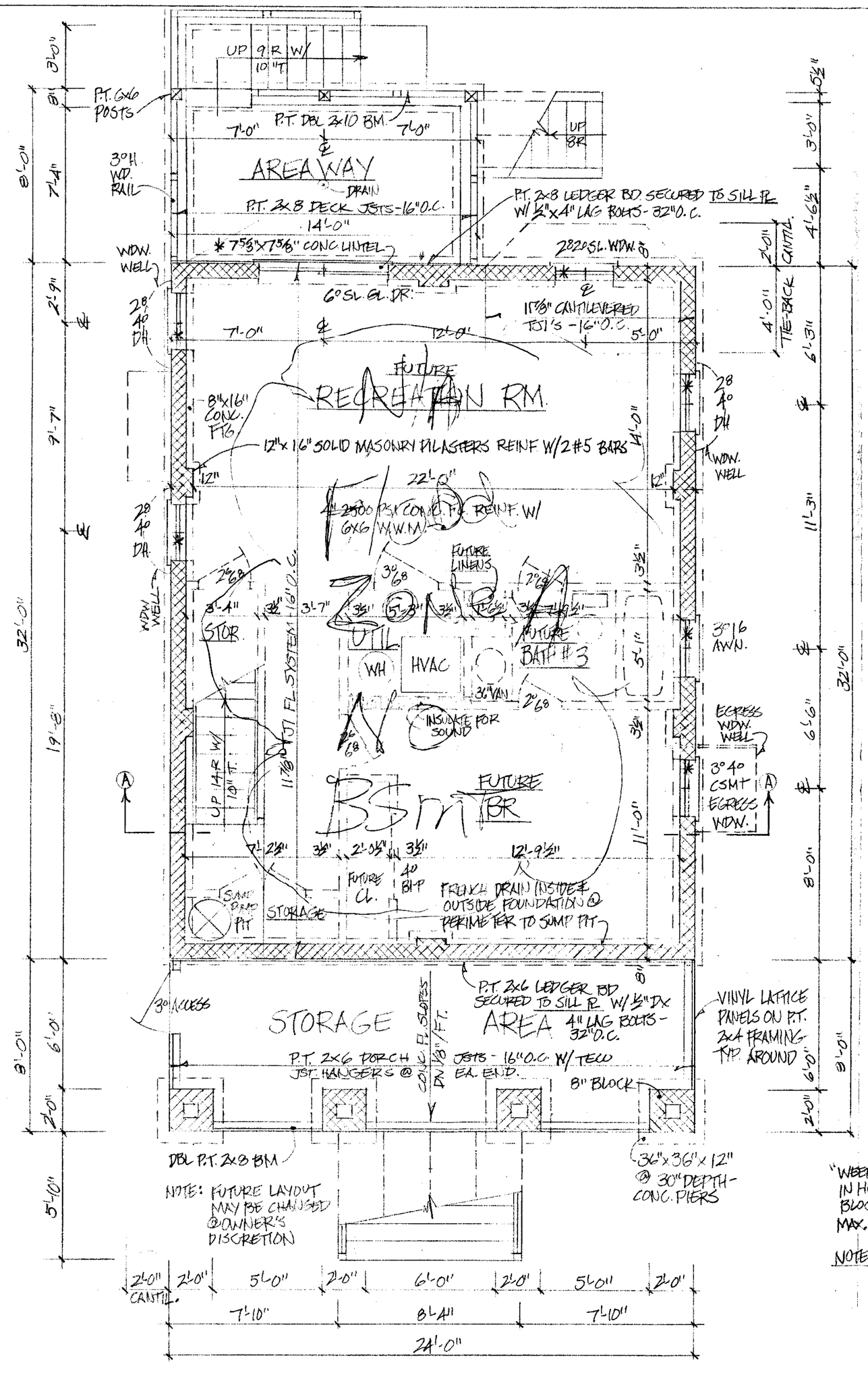
SCALE: 1/4" = 1'-0"

Item #420

3/4

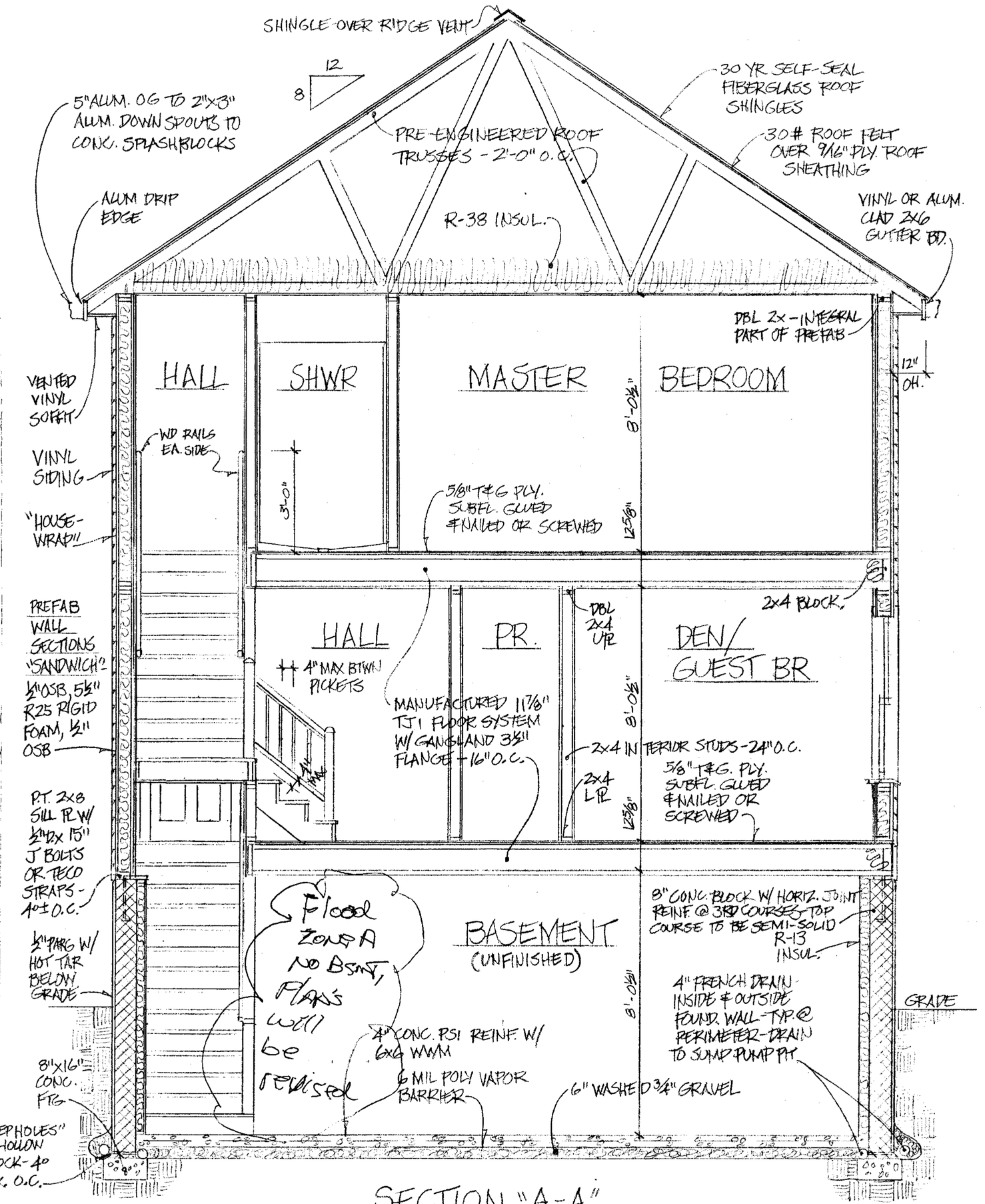
BELLAMY RESIDENCE

RELIABLE PROFESSIONAL CONTRACTING, INC.



FOUNDATION PLAN

SCALE: ¼" = 1'-0"



SECTION "A-A"

SCALE: ⅜" = 1'-0"

NOTE: ALL DIMENSION LUMBER, EXCEPT P.T. (PRESSURE TREATED) TO BE SPF #2 OR BETTER

ALL HARDWARE USED W/ P.T. LUMBER TO BE STAINLESS STEEL OR HOT-DIPPED ZINC GALVANIZED W/ G-185 RATING

Item # 420

4 / 4

BELLAMY RESIDENCE

RELIABLE PROFESSIONAL CONTRACTING, INC.